

13 Ivy Terrace, Derry, County Londonderry BT48 6TD

Freehold two-floor terraced house arranged as two self-contained flats – Investment



Property Summary

- Freehold terraced house arranged as two x one bedroom self-contained flats (not verified)
- Subject to occupational tenancies (not verified)
- Total gross internal floor area 80 sq.m (861.2 sq.ft)

Location

Derry / Londonderry is the second largest City in Northern Ireland and currently has a residential population of c. 107,877 and a cross border catchment of 400,000. The subject property is located on Ivy Terrace on the outskirts of the City Centre (c. 1.5 miles away) in close proximity to both Foyle Road and Abercorn Road. The immediate area is predominately residential in nature yet having access to a number of local shops, schools and amenities.

Accommodation

First floor flat (2): Bedroom, reception room, kitchen, bathroom/wc

Ground floor flat (1): Bedroom, reception room, kitchen, bathroom/wc

Tenancy

We understand that flat 1 is currently tenanted at £350 per month and flat 2 is £350 per month.

Total Rent Reserved

£8,400 per annum

Note

Please refer to the legal pack regarding the occupational tenancies for further information.

The property has not been inspected by the auctioneers, and prospective purchasers must rely on their own enquiries

These Particulars were downloaded from BidX1.com. Buyers are strongly advised and assumed to have returned to BidX1.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidX1.com for limitations regarding the liability of BidX1.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at www.bidx1.com



Contact BidX1

Dominic Smith MNAVA

dominic.smith@bidx1.com

+44 (0) 20 7358 5650