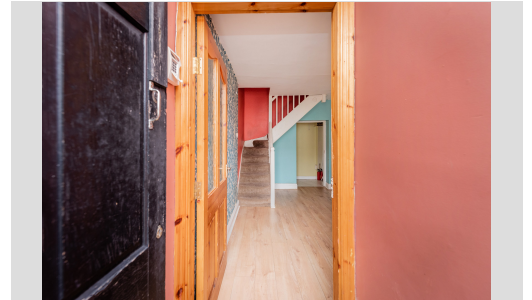


**Manor Properties**  
**21 Manor Street**  
**Waterford**  
**X91 PX07**  
**t: 051 304911**  
**email: [info@manorproperties.ie](mailto:info@manorproperties.ie)**

## **34 Shortcourse**

### **Starting Bid: €125,000.00**



For sale by Manor Properties via the [iamsold](https://iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This 2 bed townhouse is situated only a stone's throw from an abundance of amenities, No.34 is within walking distance to the city Centre and all local amenities.

This is a fantastic opportunity for any purchaser to acquire a residence with tons of potential in an excellent, convenient location.

The property comprises of an entrance hall, lounge, kitchen area, main bathroom, two spacious bedrooms and a garden to the rear of the house with under stairs & attic storage.

Although in need of some renovations, No. 34 has excellent rental potential once upgraded.

#### Features

- Excellent rental potential
- City centre location

Spacious design  
Garden to rear  
Gas fired central heating  
BER G / BER No. 114889421

TO VIEW OR MAKE A BID Contact Manor Properties or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.