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**Lanesborough**  
**Longford**  
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## **4 Canal Green, Prospect Wood**

### **Starting Bid: €140,000.00**



For sale by Chazey Properties via the iamsold Bidding Platform

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

A spacious and well-presented 3-bedroom terrace house located in this very desirable residential development within walking distance to Longford town with the N4 Dublin road and a walking distance to the mainline rail and bus station. This property is offered in excellent condition having been recently painted. Consisting of a kitchen/living room with a stove, wc, main bathroom and three double bedrooms including a master bedroom and ensuite. Oil heating throughout the property.

The property is being sold with an ongoing tenancy, investment buyers only that is situated within walking distance to Longford town offering major shops, businesses and schools with a mainline rail and bus station. The agent currently is getting rent of €1,300 and has an excellent tenant in the property with a perfect track record for 10 years.

BER B3 . BER No: 118059799  
Energy Performance Indicator: 147.36 kWh/m<sup>2</sup>/yr

Floor Area 99.4 m2

TO VIEW OR MAKE A BID Contact Chazey 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 firm's 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. iamsold 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.