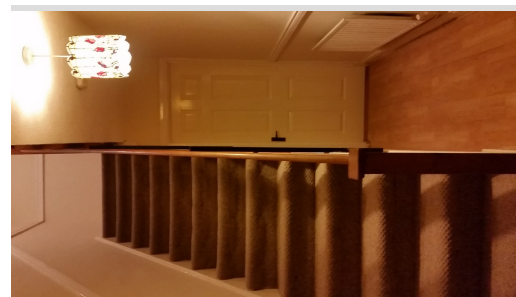


Foley Auctioneers
Main Street
Dunshaughlin
Meath
t: (0)1 825 9622
email: oliverfarrell@foleyauctioneers.ie

72 Claremont Estate, Navan

Starting Bid: €198,000.00



For sale by Foley Auctioneers 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Excellent located 3 bedroom residence, providing a great opportunity for a First Time Buyer or Investor.

Located close to shops, schools, playground, Pairc Tailteann, Claremont Athletic Stadium, Navan Pitch & Putt Club & only a 10 minute walk to Navan Town Centre.

Accommodation:

Hallway

1.8m x 4.7m

Wood flooring

Kitchen/ Dining

4.8m x 3.0m

Tiled floor, tiled splashback, integrated oven, hob & hood, door to back garden/ patio

Sitting Room
4.5m x 2.9m
Wood flooring

Landing
Wood flooring

Bedroom 1
4.6m x 2.7m
Wood flooring, built in wardrobes

Bedroom 2
3.9m x 2.8m
Wood flooring

Bedroom 3
3.4m x 2.1m
Wood flooring

Bathroom
1.9m x 2.0m
Tiled floor & walls, Bath, Triton shower unit

Features
Oil Fired Central Heating
Mains Water
Mains Sewage
Parking
Rear Garden
Minutes walk to shops, schools & all local amenities
BER E1 / BER No. 104235684

TO VIEW OR MAKE A BID Contact Foley Auctioneers or [iamsold](http://iamsold.ie), 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

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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.