

**Foley Auctioneers**  
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## **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](https://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](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

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