

6 WEEK COMPLETION



SITUATION

Located just off Whalebone Lane North (A1112) which connects with Eastern Avenue West (A12) and within 1 mile of Chadwell Heath Rail Station. Chadwell Heath is located some 8 miles east of Canary Wharf benefitting from excellent road links via the A12 and approx. 5 miles east of the M25 (Junction 28).

PROPERTY

A semi-detached **2 Bed Bungalow** in need of modernisation. The property benefits from gas central heating, uPVC double glazing, off-street parking, **front and rear gardens** which include a 92 sq ft shed and a fish pond.

ACCOMMODATION (measurements to maximum points)

Ground Floor Bungalow

Dining Room	11'5" x 11'10"
Lounge	26'10" x 11'2"
Kitchen	19'11" x 8'2"
Bedroom 1	11'7" x 12'10"
Bedroom 2	15'1" x 12'1"
Utility Room	14'10" x 8'2"
Shower/WC	11'1" x 5'9"

Total GIA Approx. 1,113 sq ft

Vacant 2 Bed Bungalow

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

* Refer to Point 9 in the 'Notice to all Bidders' page

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There is potential to extend the property to the rear and create additional living space in the loft, all subject to obtaining the necessary consents.



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts