

IN THE SAME OWNERSHIP FOR OVER 35 YEARS



SITUATION

At the junction with Ongar Road in this residential street, conveniently located less than 1/2 a mile from the busy and vibrant town centre.

Brentwood is a popular Essex town which lies approximately 18 miles north-east of central London and benefits from good road links with the A12 and the M25 (Junction 28) just 1 1/2 miles to the west.

PROPERTY

A corner building comprising an extended unmodernised **4 Bed House** planned on ground and first floors with **front & rear Gardens**. The property benefits from Gas Central Heating (not tested) and uPVC windows.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



ACCOMMODATION (measurements to maximum points)

Ground Floor:

Dining Room	10'1" x 12'0"
Living Room	11'11" x 12'0"
Kitchen	7'5" x 11'8"
Bedroom 1	8'8" x 12'3"
Shower Room/WC	

First Floor:

Bedroom 2	12'0" x 12'0"
Bedroom 3	11'1" x 11'11"
Bedroom 4	10'3" x 10'9"
Bathroom/WC	

GIA Approx. 1,130 sq ft

Note: Floor Plans available from the Auctioneers.

Vacant 4 Bed House

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS
Macroy Ward - Tel: 020 8440 3258
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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 £750 (including VAT) upon exchange of contracts