



**Connells**

Fairview Avenue  
Wigmore



### Property Description

Offered with No Chain! This spacious 3-bedroom link detached home is located in Wigmore, the very heart of the local area with everything right on your doorstep. With Fairview School on your doorstep, you will have access to one of the areas most sought after primary schools. There are local shops a short walk away along with very convenient access to Hempstead Valley and the M2 for your morning commute. The home itself provides wonderful rooms throughout from the lounge overlooking the rear garden to the 3 spacious bedrooms. Parking is provided by driveway for 4 cars and a garage.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Agents Note-

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

## Entrance Porch

## Cloakroom

## Lounge

11' 1" x 20' ( 3.38m x 6.10m )

## Dining Room

9' x 14' 1" Max ( 2.74m x 4.29m Max )

## Kitchen

8' 1" x 10' 1" ( 2.46m x 3.07m )

## Conservatory

10' 11" x 17' ( 3.33m x 5.18m )

## Landing

## Bedroom One

9' 11" x 14' ( 3.02m x 4.27m )

## Shower Room

## Bedroom Two

11' x 11' 1" ( 3.35m x 3.38m )

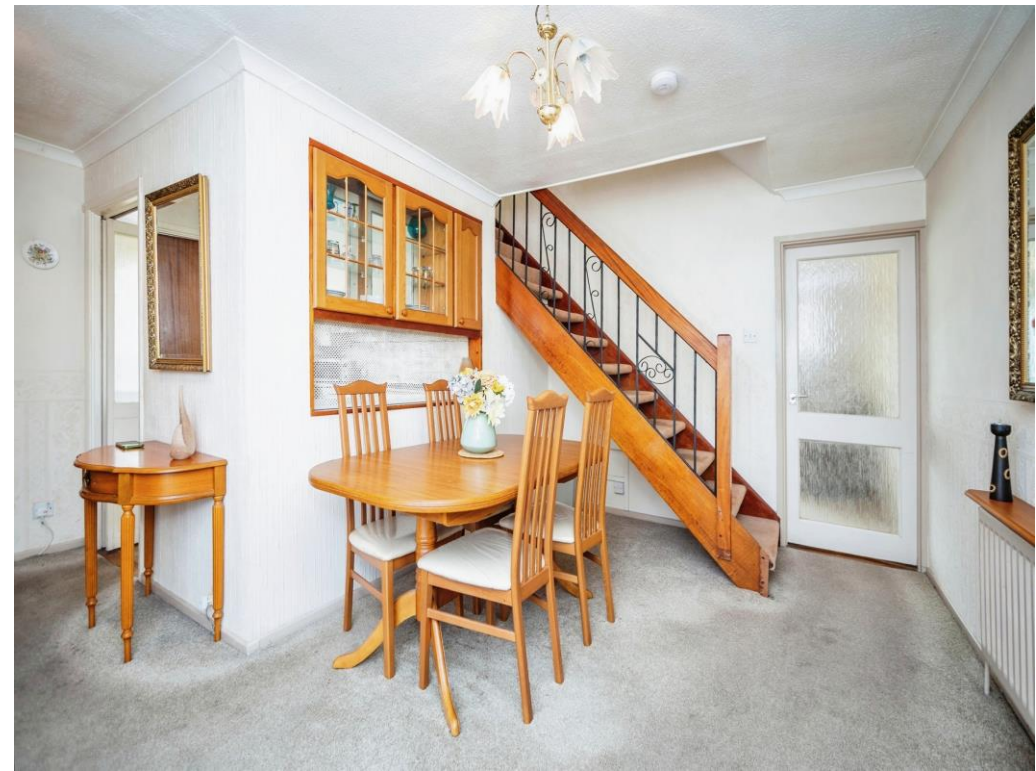
## Bedroom Three

8' 1" x 8' 1" ( 2.46m x 2.46m )

## Bathroom

## Front Garden

## Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [rainham@connells.co.uk](mailto:rainham@connells.co.uk)**

21 High Street  
 RAINHAM ME8 7HX

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RAL103073](http://connells.co.uk/Property/RAL103073)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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