



GRIFFIN
THE PROPERTY PEOPLE



£300,000* fees apply

Orchard Road, South Ockendon, RM15 6HP

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**** NO ONWARD CHAIN **** IN NEED OF MODERNISATION ****

We are delighted to offer for sale this THREE BEDROOM semi detached house ideally situated for access to South Ockendon train station which is on the London Fenchurch Street line.

The house is in need of modernisation and redecoration but does benefit from having, TWO RECEPTION rooms, parking to the front, good sized rear garden, double glazing and a first floor bathroom as well as being offered with NO ONWARD chain.

Call the sales team today to avoid disappointment.....

Agency information

- 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5. Referral Fees - Please note a referral fee of up to £400.00 including VAT per transaction could be received from any referred solicitor upon completion.
- 5.1 - Griffin could earn up to 5% of total removal costs if client proceeds to instruct the services of Trunk Logistics LTD (Our Official Removal Partner).

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- 5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Buyers reservation fee information

Griffin Grays provide a reservation fee service to protect both our buyers and our vendors from being gazumped or gazundered. A reservation fee is very similar to putting a holding deposit down when renting a property. It is a payment made by a buyer to provide exclusive rights to buy a property, under

certain conditions and at an agreed price. The reservation fee is set at £1,000 for properties available through us Full terms and conditions are available at the office or can be sent to you via email upon request.

