



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000

Welcome to this charming terraced house located in the desirable area of Great Gregorie, Basildon. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for the whole family to unwind and rest comfortably.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life, and with just a short walk to Basildon Hospital, Town Centre and Train Station, location is key!!

Don't miss the opportunity to make this house your home sweet home in Basildon. Contact us today to arrange a viewing and discover the endless possibilities this property has to offer.

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £290,000.
- Walking Distance to Basildon High Street, Hospital and Train Station
- Immediate 'exchange of contracts' available
- Boiler SERVICED MARCH 2024
- THREE BEDROOM Family Home
- OPEN PLAN living Area with BIFOLD Doors to Conservatory
- Sold via 'Secure Sale'
- Garage and Rear Access

Great Gregorie

Basildon

£275,000

Chain Free



Great Gregorie



Porch

Door to front is Solidor. Tiled flooring, radiator, stairs to first floor, window to side, double glazed. Door to lounge and kitchen

Lounge

23'11 x 11'9

Double glazed box bay window to front aspect. Wood effect flooring, double glazed bi-fold doors to conservatory, Arched serving hatch to kitchen.

Conservatory

11'3 x 10'8

double glazed windows to 3 sides and French doors to side

Kitchen

6'10 x 8'9

Tiled floor, eye and bas units, double glazed window to rear. Under counter space for fridge and plumbing for washing machine. 5 ring gas hob, roll-top surfaces. 2 doors to understairs cupboard

Landing

carpeted throughout with loft access

Bathroom

7'8 x 5'9

3 piece suite with corner bath and electric shower over, mixer tap. WC and hand basin, resin floor, tiled walls. heated towel rail.

Bedroom 2

10'1 x 10'

Built-in wardrobes, double glazed window to rear, radiator, laminate wood flooring, door to airing cupboard housing boiler.

Bedroom 1

12'9 x 10'1

built-in wardrobes, radiator, laminate wood flooring, double glazed window to front

bedroom 3

8'8 x 7'9

carpeted throughout, double glazed window to front

Garden

Patio to lawn with shrubs and bush boarders. Patio to rear, gate to rear and garage.

Auction Terms

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

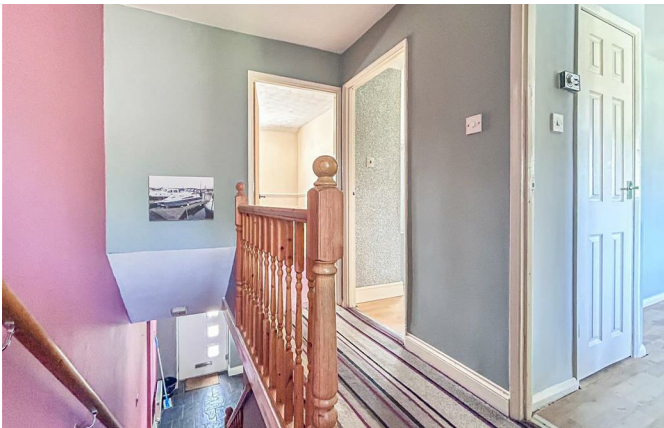
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

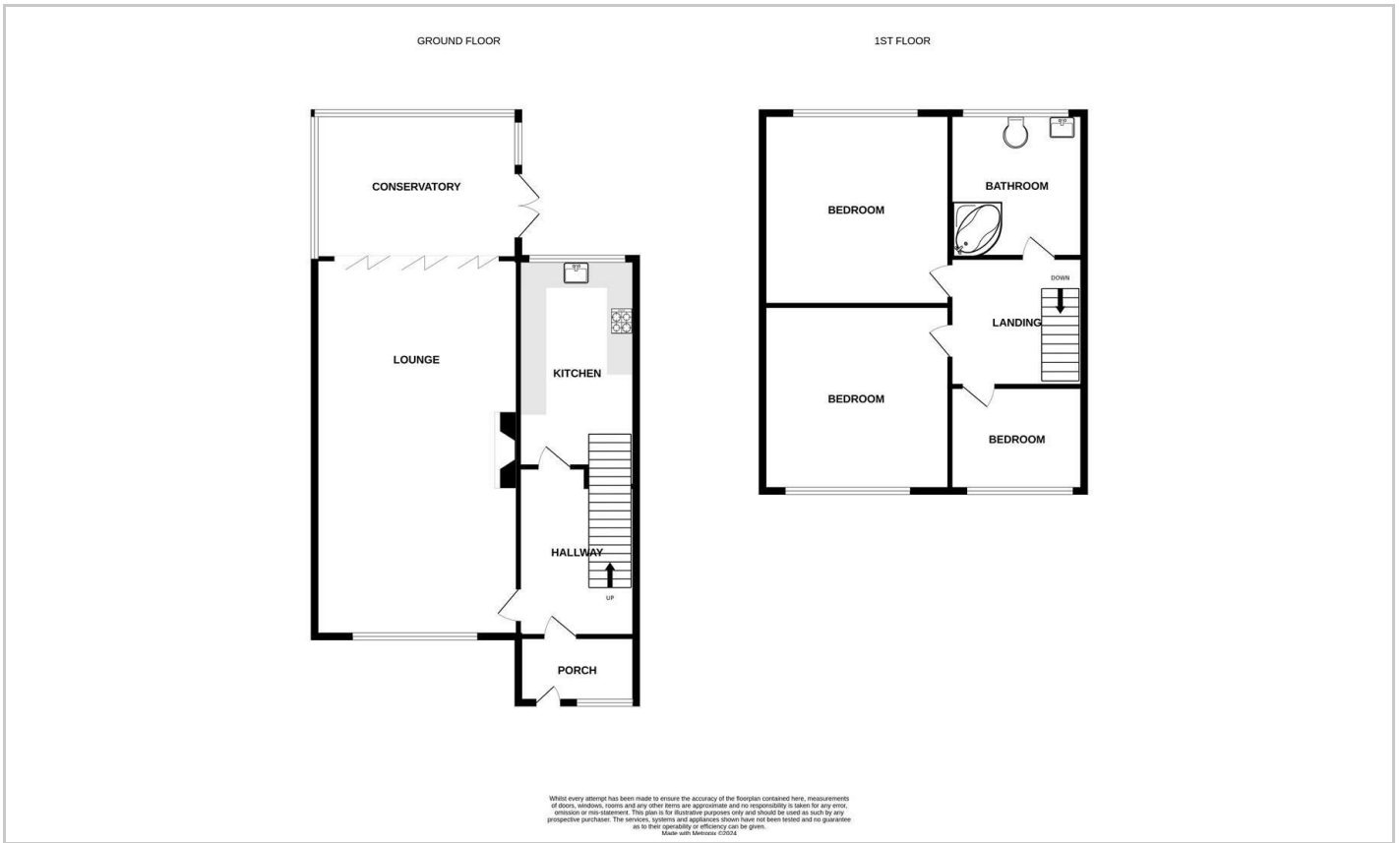
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

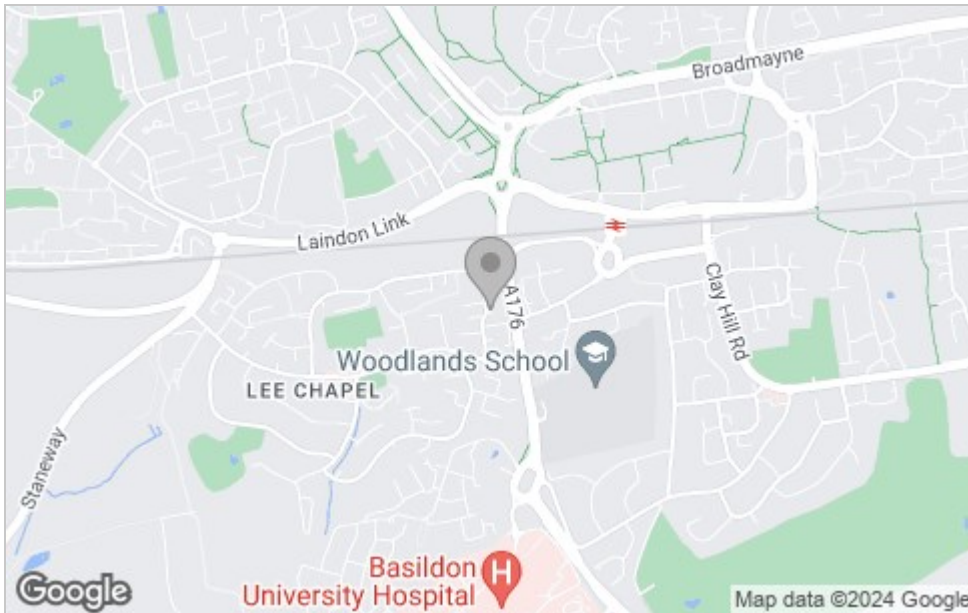
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection 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.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	