



Connells

Betony Crescent
Billericay



Property Description

This well proportioned end of terrace property would make a great family home or is ideal for investors and due to it being a corner plot it has the added benefit of the potential to extend (subject to planning application). The ground floor offers open plan living with a large lounge/kitchen/diner with doors to the rear garden from the lounge and kitchen, there is also the added advantage of a good size downstairs cloakroom.

On the first floor there are three good sized double bedrooms and a family bathroom, the landing leads to the split level stairs that add to the spacious feel of the property.

The property sits in the corner of a cul de sac and has off road parking for at least two cars.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Lounge/Diner

21' 8" x 10' 2" (6.60m x 3.10m)

Kitchen Area

11' 4" x 9' 3" (3.45m x 2.82m)

Downstairs Cloakroom

5' 9" x 6' 11" (1.75m x 2.11m)

Bedroom 1

10' 9" x 10' 7" (3.28m x 3.23m)

Bedroom 2

10' 7" x 10' 9" (3.23m x 3.28m)

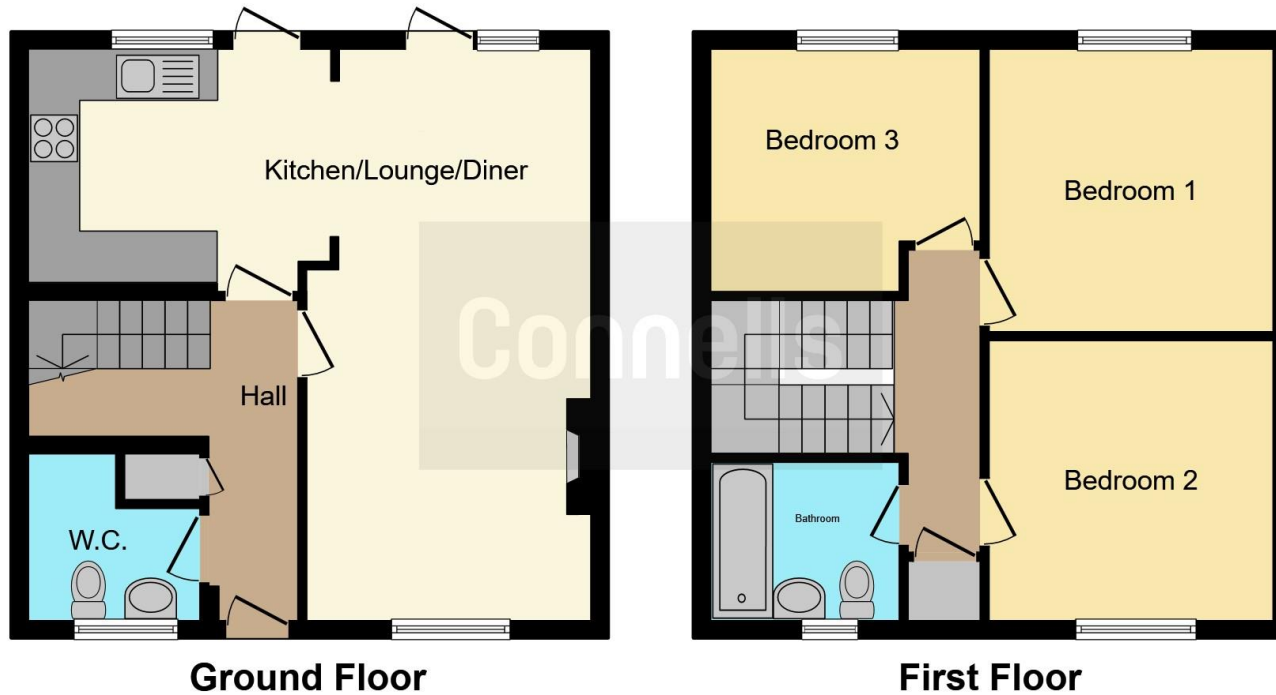
Bedroom 3

10' 4" x 9' 4" (3.15m x 2.84m)









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

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EPC Rating: C

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Tenure: Freehold



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