



**Connells**

Bromfelde Road  
Crays Hill Billericay



### Property Description

This is an ideal property for anyone looking for a project, suitable for refurbishment or complete renovation. There are three bedrooms, two of which are double with a further single. The good sized lounge that runs front to back is bright and airy with windows at either end. The useable kitchen that would benefit from modernisation is also a good size with doors to the conservatory. There is a wet room and separate WC off of the very spacious hallway.

There is block paved driveway and garage offering plenty of off road parking.

The garden is a good size and benefits from a natural pond, which backs onto neighbouring woodland giving a very relaxing feel to the property, also in the garden there is an outbuilding with electricity.

This property is being sold with the added benefit of planning permission already granted to alter the existing building into a four bedroom two storey property, planning application is available to view on Basildon Council Planning Portal. Application No 1: 24/01279/LDCP Application No 2: 24/01287/PAAS. There is a lot of interest in this property so early viewing is advised.

### 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.

## Hallway

13' x 6' ( 3.96m x 1.83m )

## Bedroom One

13' 11" x 11' 10" ( 4.24m x 3.61m )

## Bedroom Two

11' 8" x 8' 10" ( 3.56m x 2.69m )

## Bedroom Three

8' x 8' 11" ( 2.44m x 2.72m )

## Kitchen

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

## Living Room

21' 10" x 12' 2" ( 6.65m x 3.71m )









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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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BCY307821](http://connells.co.uk/Property/BCY307821)**



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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