



Gordon Road, Enfield, EN2 0PY

welcome to

Gordon Road, Enfield

An opportunity to acquire this spacious, late Victorian end of terrace house in a most convenient and popular turning, close to local shops on Chase Side and Baker Street and within easy access of Enfield Town multiple shopping centre, good schools and rail stations (Moorgate Line and Liverpool Street Line). Good schools are also close at hand.

The property requires some modernisation but offers excellent potential to the discerning buyer.

Features include:-



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.

Entrance Lobby

To:-

Entrance Hall

Radiator.

Lounge

13' 8" into bay x 11' 7" (4.17m into bay x 3.53m)

Fitted carpet, handsome cast iron fireplace with stone mantel, open planned to:-

Dining Room

14' 9" max x 10' 9" (4.50m max x 3.28m)

Understairs storage cupboard, radiator, double glazed French windows to garden.

Kitchen / Breakfast Room

17' 7" x 8' 9" (5.36m x 2.67m)

Dual aspect.

Kitchen area is comprehensively fitted with base units, worktops, inset gas hob unit with fume extractor hood over, built-in oven, plumbing for washing machine and dishwasher, matching wall cabinets and display cabinets, matching storage cupboards, laminate floor, door to garden.

First Floor

Split Level Landing

Fitted carpet, access to loft via built-in ladder, airing cupboard housing combination gas central heating boiler (recently installed).

Bedroom One (rear)

17' 7" x 8' 4" (5.36m x 2.54m)

Two radiators, access to back addition loft.

Bedroom Two

11' 1" x 7' 5" (3.38m x 2.26m)

Fitted carpet, radiator.

Bedroom Three

11' 1" x 7' 2" (3.38m x 2.18m)

Fitted carpet, radiator.

Spacious Bathroom / WC

Panelled bath, separate shower control, shower curtain and rail, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor, radiator/heated towel rail, fully tiled walls.

Outside

Approximately 35' of south facing rear garden, easily maintained, mainly paved, side pedestrian access.

Garage

18' 2" x 11' 7" (5.54m x 3.53m)

Rear vehicular access via Halifax Road.



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Gordon Road, Enfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Large Garage With Rear Vehicular Access
- Spacious Lounge

Tenure: Freehold EPC Rating: D

guide price

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF103887 - 0002

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Approximate Area = 997 sq ft / 92.6 sq m
Outbuilding = 201 sq ft / 18.7 sq m
Total = 1198 sq ft / 111.3 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhcom 2024. Produced for Barnard Marcus. REF: 1109388 





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