



Connells

North End
East Grinstead



Property Description

GUIDE PRICE: £290,000 - £310,000. NO ONWARD CHAIN! A superb two bedroom semi detached house, which is presented to the market with no onward chain! The property offers huge potential throughout and sits on a generous plot, making the property ideal for first time buyers and investors alike! Internally, the property comprises of an entrance hall, with the lounge to the front of the property with a feature fireplace and surround. To the rear, this is a good sized kitchen/ breakfast, with a kitchen offering ample work top and storage space. In addition to this, there is a utility room to the rear with space for further white goods. There is also a family bathroom, with a corner shower unit. On the first floor, the master bedroom is located to the front of the property with a range of fitted wardrobes and units. The second bedroom to the rear, is open plan and is currently presented as a home office with a range of fitted furniture. Externally, the property benefits from a double width driveway with a larger than average rear garden with patio area, and an extensive lawn area with a garden shed. Located within this popular residential location, there is access to local shops and Ofsted rated primary & secondary schools. INTERNAL VIEWING IS HIGHLY RECOMMEND TO APPRECIATE THE PROPERTY IN FULL.

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.

Front Garden

Paved driveway and path to front door.

Lounge

10' 8" x 12' (3.25m x 3.66m)

With window to the front. Feature fire and surround. TV point, power points, radiator and laminate flooring.

Kitchen

13' 7" x 12' 4" (4.14m x 3.76m)

With window to the rear. Range of wall and base units with worktops over incorporating sink and drainer with mixer tap. Electric oven and gas hob with extractor over. Built-in fridge freezer. Stairs to first floor, radiator, power points and part-tiled walls.

Utility Room

3' x 7' 9" (0.91m x 2.36m)

With door to side. Radiator, power points and tiled floor.

Bathroom

With window to the rear. Suite comprising low level WC, wash hand basin and corner shower unit with shower over. Radiator, tiled walls and tiled floor.

Bedroom 1

11' 2" x 12' 5" (3.40m x 3.78m)

With window to the front. Range of fitted wardrobes and units. Radiator, power points and fitted carpet.

Bedroom 2

10' 2" x 9' 4" (3.10m x 2.84m)

With window to the rear. Built-in cupboard and range of fitted wardrobes and units. Radiator, power points and fitted carpet.

Rear Garden

Laid to lawn with patio. Mature tree and shrub borders. Garden shed and side access.

Parking

Driveway to front with space for two cars.









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: E

Tenure: Freehold

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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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