28 Central Avenue
RICHARD
POYNTZ

28 Central Avenue
Benfleet
SS7 2NR

Offers Over £230,000

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A lovely home offering an excellent opportunity for buyers seeking a property with scope for refurbishment and some modernisation. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000. Can still buy with a mortgage.
Whether you're a First Time Buyer, downsizer or indeed investor - there's lots to like about this property. Whilst some upgrading will be required, the location is excellent, the front drive ample and the garden big enough for cultivating a vegetable patch, enhancing the existing planting or just enjoying the space outside or the summer house.
Located in a quiet but central area with all the necessary amenities nearby, links to public transport within half a mile, a likewise distance to the busy High Street (1/2 a mile away) and multiple leisure activities whether that is theatre or cinema in nearby Westcliff and Southend, enjoying the delicious local cafes and restaurants, or long walks in woods and green spaces everything you need is within reach.

Important information:
The property was built as a semi-detached property approximately early 1900s with a solid wallconstruction and tile roof. It has subsequently been extended to incorporate the dining area and theutility area to the property. It is a Freehold property and offered with no onward chain.Facilities at the property include: main services - electricity, water; ultra fast broadband from ConnectFibre and Openreach; mobile coverage currently mainly supported by EE and Vodafone but 02 and 3 also cover the area
Council Tax Band C - currently £2052pa

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 dealtwith 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 procedures are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompaniedby a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.These prices are subject to change.
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.
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 up to 6% inc VAT (subject to a minimum which could be up to £7,200
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.

Hall
8'2" x 3'3" (2.5m x 1m)
Access to loft

Bedroom One
13'9" x 10'2" (4.2 x 3.1)
Attractive bay window to the front

Kitchen
14'1" x 8'2" (4.3m x 2.5m)
Range of fitted cupboards, window to the side and access to the bathroom and utility room

Bathroom
8'2" x 5'2" (2.5 x 1.6)
Adapted into a wetroom with electric shower

Utility Room
9'6" x 3'11" (2.9 x 1.2)
Range of fitted cupboards and worktop with plumbing for washing machine

Lounge
14'1" x 10'2" (4.3 x 3.1)
opening to dining area x 3.1m Carpeted and open plan to dining area

Dining Area
14'1" x 10'2" (4.3 x 3.1)
Carpeted and open plan to dining area

Bedroom Two
10'2" x 8'2" (3.1 x 2.5)
Window to the front

Front
19'8" x 29'6" (6 x 9)
Established planting,

Rear
65'7" x 0'0" (20 x 0)
Established planting, with workshop, shed and summer house

Mierepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided.The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc.. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts

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