



Connells

Uplands Park Road
Rayleigh



Property Description

Welcome to this two double bedroom semi-detached home offering fantastic potential, ideally positioned within the desirable town of Rayleigh. Offered for sale via the Modern Method of Auction, this property presents an excellent opportunity for buyers looking to put their own stamp on a well-located home.

The accommodation is well-proportioned throughout, with generous living space and two good-sized bedrooms, making it ideal for first-time buyers, small families, or those looking to downsize. The property is perfectly liveable as is, whilst still offering scope for improvement or extension (subject to planning).

Externally, the home benefits from a generous rear garden of approximately 60ft, along with gated rear access leading to a driveway and garage, providing secure off-street parking. The property is also offered with no onward chain.

Location-wise, the setting is excellent, with green spaces nearby and just a short walk to Fitzwimarc and Edward Francis schools. Rayleigh High Street, with its shops, cafés, bars and amenities, is close by, while Rayleigh train station is just a 15-minute walk (approximately 0.6 miles), offering direct links into London Liverpool Street.

Enquire today to arrange a viewing and explore the potential this well-situated home has to offer.

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.

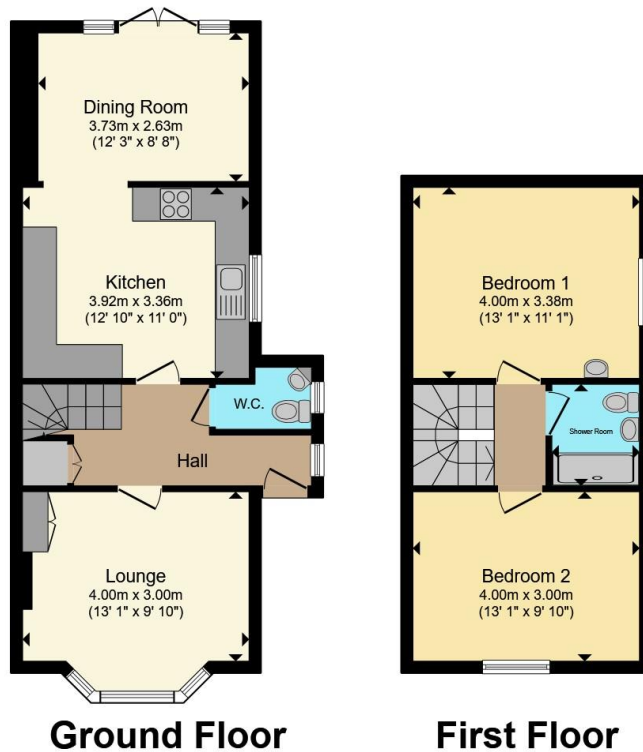
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The 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.









Total floor area 81.3 m² (875 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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113-115 High Street
 RAYLEIGH SS6 7QA

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RAY309250



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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