# Modern Auction

## £475,000 Freehold

2x 1x 1x

**Mount Echo Drive, Chingford, E4**

DOUGLAS ALLEN
Helping you move forwards

## Main features

- Semi-detached two bedroom bungalow
- Chain-free
- Garage & side access
- Large rear garden
- For Sale by Modern Auction - T&Cs apply
- Subject to an undisclosed reserve price

## Accommodation

### GROUND FLOOR

Lounge/Dining Room: 21'0 x 10'4 (6.41m x 3.15m)

Kitchen: 11'5 x 5'9 (3.48m x 1.75m)

Bedroom 1: 13'8 x 11'3 (4.17m x 3.43m)

Bedroom 2: 13'3 x 11'9 (4.04m x 3.58m)

Family Bathroom

Cloakroom

Sun Room: 16'4 x 4'8 (4.98m x 1.42m)

### OUTSIDE

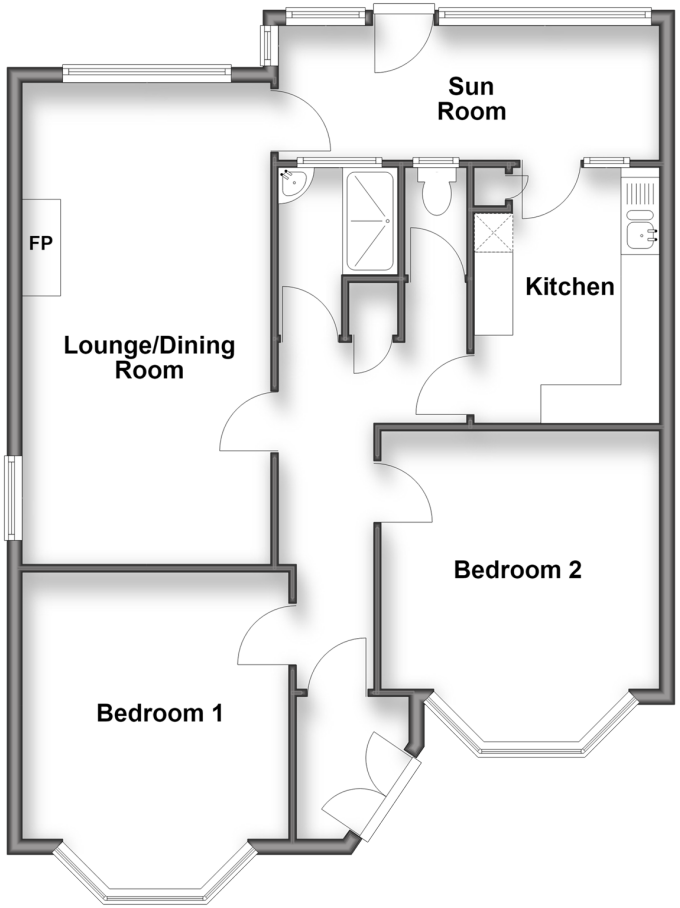
Front Garden

Rear Garden

Garage

**Ground Floor**

Approx. 78.9 sq. metres (848.9 sq. feet)




**Call Chingford - 020 8524 6331 ■ douglasallen.co.uk**

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

EPC RATING | CURRENT: D(62) | POTENTIAL: C(74)

The Property Ombudsman

INVESTORS IN PEOPLE

51013534/20260912/KS/RUM

Property 51013534: Mount Echo Drive, London

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction, which requires the buyer and seller to complete within 56 days of draft contracts being issued (the “Reservation Period”). The name and contact information of those with an interest in the property will be shared with the auction provider (iamsold Ltd).

A Buyer Information Pack is provided which you must view before bidding. There is no cost to view this pack. The winning bidder will pay £349.00 including VAT for this pack. It is important to inspect and consider the property carefully. We also recommend seeking independent legal advice.

If considering financing your purchase with a mortgage we recommend that you inspect and consider the property carefully with your lender before bidding as we are unable to confirm that a property is suitable for mortgage purposes.

Buyers will be required to go through an identification verification process with the Estate Agent and iamsold Limited. You will also be required to provide proof of how the purchase will be funded.

The buyer will 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 £6,600 inc VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. Where Stamp Duty applies, the Reservation Fee will be included in any Stamp Duty Land Tax calculations.

The Starting Bid price and undisclosed Reserve Price are both subject to change and the seller can instruct iamsold to agree a sale prior to the bidding process or closing date. No further bids can be accepted after the buyer has paid a Reservation Fee.

## Referral Arrangements

Services may be recommended by the Agent or Auctioneer who will receive a referral fee from the service provider if the service is taken. This will be confirmed to you in writing before referral fees are recorded. All services recommendations are optional.

**TO VIEW OR MAKE A BID – Contact *Douglas Allen***
***Or visit: https://douglasallen.iamsold.co.uk***