



2 Elmer Avenue



**RICHARD
POYNTZ**

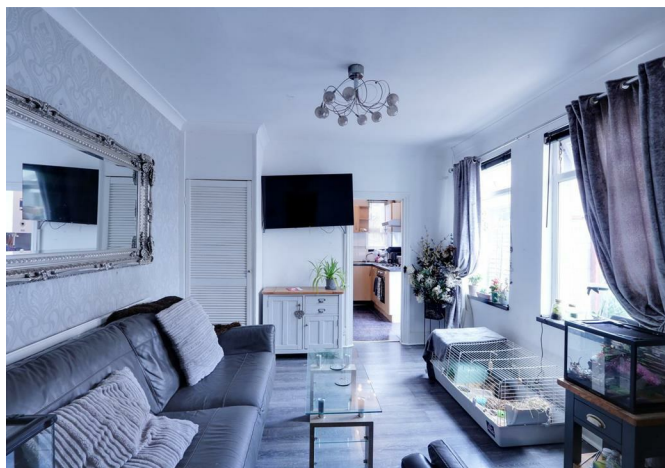
2 Elmer Avenue Southend-On-Sea SS1 1NB

Offer Over £125,000



2 Bed Ground Floor Flat - Offers Over £125,000
Super central location by the busy Southend High Street. As well as the location, the property benefits from two double bedrooms and a private garden. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000. Can still buy with a mortgage.

Whilst the property does need some refurbishment, this is a great entry level property for Investors who are happy to take a property potentially with a tenant in situ. Whilst currently looking for alternative accommodation - so the property may be ultimately offered with Vacant Possession - please note that the tenant is still currently resident.



Lounge -
13'5" x 10'9" (4.1 x 3.3)
with laminate flooring and painted walls

Kitchen
10'2" x 5'2" (3.1 x 1.6)
with tiled flooring, fitted units and integrated electric oven and hob - rear door to the garden

Bedroom 1 -
10'9" x 12'1" (3.3 x 3.7)
good sized double in the middle of the property. With painted walls, a feature wall and carpeted

Bedroom 2
13'9" x 10'9" (4.2 x 3.3)
larger of the two rooms to the front. With painted walls and laminate flooring

Bathroom -
9'6" x 5'2" (2.9 x 1.6)
fully tiled to floor and partially tiled to walls. White three piece suite and plumbing for washing machine

Garden -
18'0" x 32'9" (5.5 x 10)
includes patio and raised grassed area with wooden shed

Important information:
Semi-detached solid wall Victorian end terrace converted property. Facilities at the property include: main services - gas, electricity, water; ultra fast broadband from various providers; mobile coverage currently mainly supported by EE and 3 but 02 and Vodafone also cover the area. Council Tax Band B - currently £1755pa EPC Band D

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 dealt with 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 accompanied by 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.

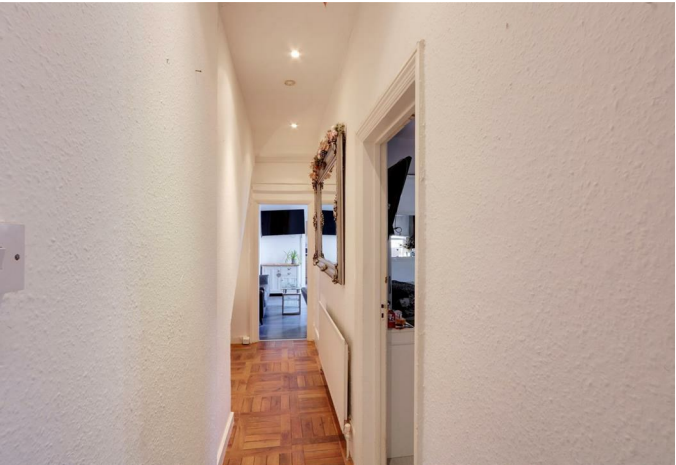
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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.

Lease Info TBC



Misrepresentation 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 interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves 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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