



Highfield, Woodford
£205,000 Guide Price Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Cul-de-sac village location
- Chain Free

This attractive and well-presented home offers move-in ready accommodation, making it an excellent choice for first-time buyers or those looking to downsize, while still providing scope to personalise over time.

The property has been carefully maintained by the current owner and benefits from a recently replaced boiler (approximately one year old) along with new carpets fitted throughout, allowing purchasers to settle in with minimal immediate work required.

Externally, the home enjoys a generous rear garden along with a useful powered outbuilding, perfectly suited for storage, a workshop or potential home office use.



The overall plot offers exciting potential to extend to the side or rear (subject to the usual planning permissions), presenting an excellent opportunity to enhance both space and future value.

Measures

Entrance Hallway

Hanging space- Stairway to First floor

Lounge - 4.20m max x 3.95m (13'9" max x 13'0")
- with feature electric fireplace.

Kitchen - 5.10m x 2.75m (16'9" x 9'0") - Wren kitchen with integrated fridge freezer, dishwasher, oven and hob.

Bedroom One - 4.20m x 3.35m (13'8" x 11'0") -

Bedroom Two - 3.45m x 2.70m (11'4" x 8'10") -

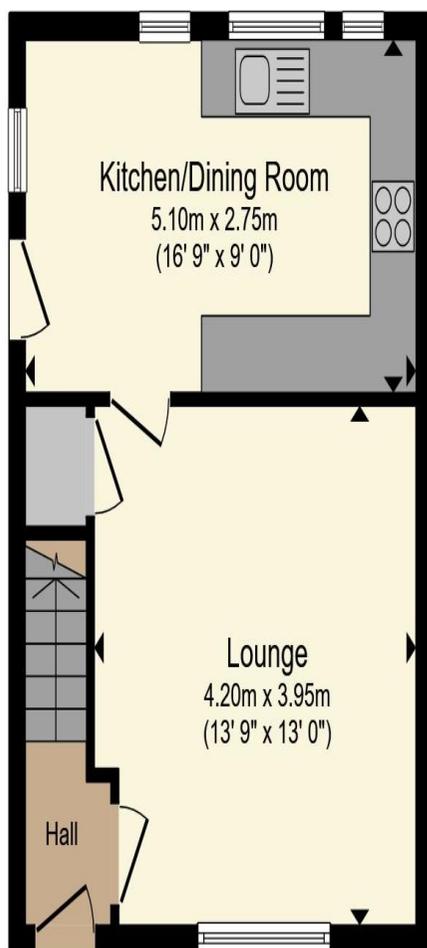
Bathroom - Three piece suite with a corner bath and shower over.

Auctioneer's Comments

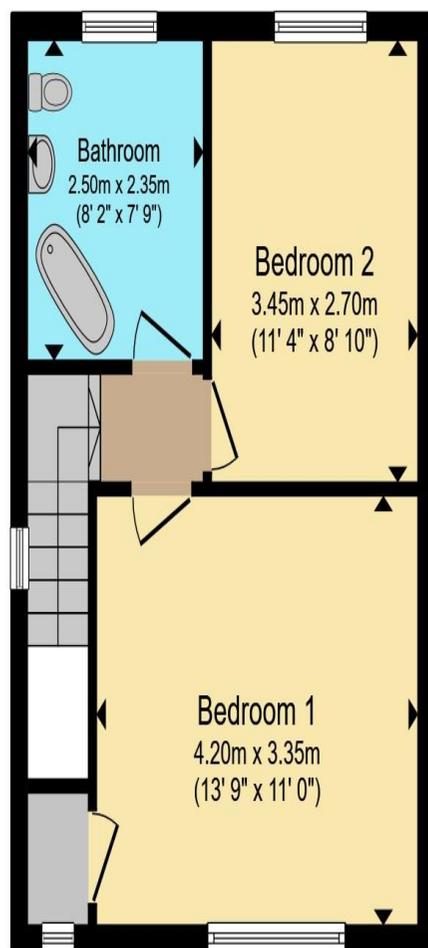
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation

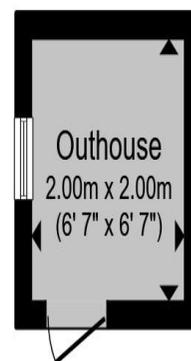




Ground Floor



First Floor



Outbuilding

Total floor area 70.4 m² (758 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

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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.

To view this property call Sharman Quinney on:
01832 735589

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 01832 735589

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