

**Auction**

## 4 bed terraced house to buy in

Hailsham Road, Romford, Essex, RM3 7SP

# £300,000

 Starting Bid

 x4  x1  x2

Tenure

**Freehold**

## Property features

- ✓ NO ONWARD CHAIN
- ✓ BEING SOLD VIA SECURE SALE
- ✓ IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
- ✓ 0.7 MILES FROM HILLDENE PRIMARY SCHOOL
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply-** This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties

Ideally placed for commuters with quick access to the A12 and A127 via Straight Road, this property offers incredible scale and potential. The Secure Sale process provides total speed and certainty, with a legal pack ready to enable an immediate exchange once an offer is accepted. It's a transparent, secure alternative to the traditional market. Inside, the ground floor features a bright lounge, a separate dining room, and a kitchen leading to a lean-to and cloakroom. Upstairs, you'll find four well balanced bedrooms and a family bathroom. While the home requires modernising, the proportions are excellent for those looking to add significant value. This is a rare opportunity to secure a substantial family home in a well-connected location. Call Keystones today to arrange your viewing!

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £300,000

Property Type: Terraced House

Year built: 1950

Construction materials: Insulated concrete framework

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

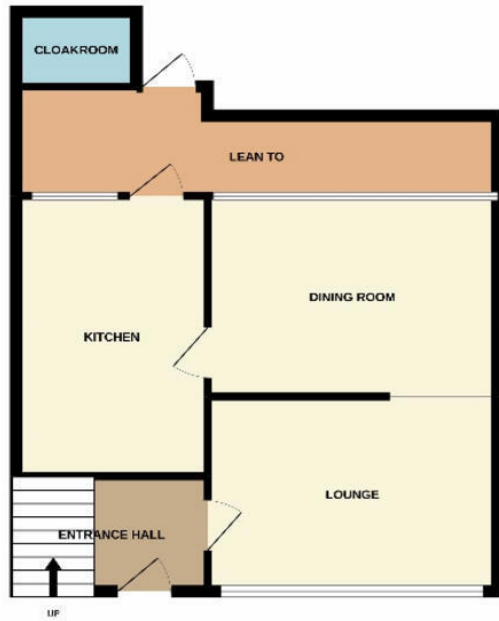
Sewerage: Standard UK domestic

Air conditioning: No

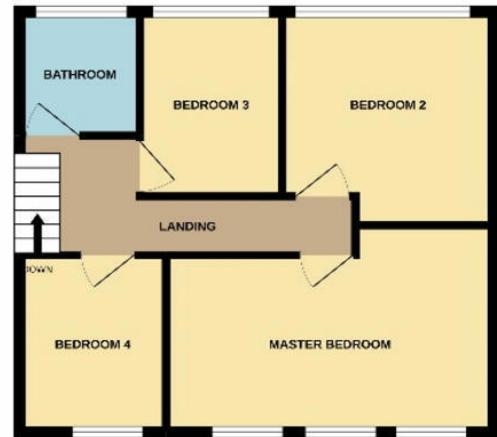
Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 47      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Hailsham Road, Romford, Essex, RM3 7SP

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

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