



3 bed semi-detached house to buy in RM5

Horndon Road, Romford, Essex, RM5 3HB

£250,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- ✓ BEING SOLD VIA 'SECURE SALE'
- ✓ THREE BEDROOMS
- ✓ SIZEABLE THROUGH LOUNGE
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

• BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £270,000* - 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.

The property requires modernisation throughout but offers well-proportioned accommodation with plenty of potential. A sizeable through lounge provides a generous living and dining space, while the ground floor also benefits from a shower room with WC and a useful utility room. The first floor provides three bedrooms, making this an appealing prospect for families, investors and buyers searching for a property where they can add value. The location is another major advantage. Horndon Road provides convenient access to the shops, everyday services and bus connections available around Collier Row, while Lawns Park can be accessed directly from Horndon Road and offers extensive green space, play facilities and areas for sport and recreation. Romford town centre and station are also accessible, providing a wider selection of shopping, leisure and transport connections into London.

Auctioneer's comments:

• *The property is being sold via a transparent online auction. In order to submit a bid upon any property being

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1930

Construction materials: Brick and block

Roofing type: Flat

Known property issues: Damp

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Horndon Road, Romford, Essex, RM5 3HB

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

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