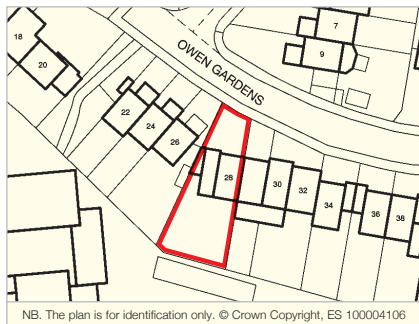


Woodford Green

28 Owen Gardens,
Greater London
IG8 8DJ

- A Freehold Semi-Detached House
 - Providing Three Bedroom Accommodation
 - Front and Rear Gardens
 - Off-Street Parking and Garage
- ### Vacant Possession

BY ORDER OF MORTGAGEES



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Taylors (Ref: Jonathan Lavery).
Tel: 0161 242 5103.
Email: jonathan.lavery@taylors.co.uk

VACANT – Freehold House



Tenure

Freehold.

Location

The property is located at the end of Owen Gardens, which is accessed via Cairns Avenue. Local shops and amenities are available within walking distance in Woodford Bridge, with the further and more extensive facilities of Woodford and Woodford Green being accessible to the west. Woodford Underground Station (Central Line) is to the west and the M11 Motorway is within reach. Local bus routes run along Chigwell Road.

Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking, gardens to the front and rear and a garage.

Accommodation

Ground Floor – Entrance Hall, Two Reception Rooms, Kitchen, WC
First Floor – Three Bedrooms, Bathroom

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allso.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.