

Cold Norton
53 St Stephens Road,
Nr South Woodham
Ferrers,
Essex
CM3 6NP

Tenure
 Freehold.

Location
 The property is situated on the north side of St Stephens Road. Shops and amenities are available to the south-east in South Woodham Ferrers. Rail services run from North Fambridge Station directly to the south. The A414 is to the north-west and provides direct access to the A12 and in turn the M25 Motorway. Chelmsford is to the north-west.

Description
 The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. There is a garden.

A Freehold Semi-Detached House subject to a Regulated Tenancy

Accommodation
 The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We are informed that the property provides:
Ground Floor – Two Rooms, Kitchenette
First Floor – Two Rooms, Bathroom with WC

Tenancy
 The property is subject to a Regulated Tenancy paying a registered rent of £537 per calendar month (effective date 8th February 2018).

Seller's Solicitor
 Womble Bond Dickinson (Ref: LMH).
 Tel: 0191 279 9139.
 Email: lisamarie.hill@wbd-uk.com

Current Rent Reserved
£6,444 per annum

INVESTMENT – Freehold House



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Nr South Woodham
Ferrers,
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CM3 6NP

Tenure
 Freehold.

Location
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Description
 The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. There is a garden.

A Freehold Semi-Detached House subject to a Regulated Tenancy

Accommodation
 The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We understand that the property provides:
Ground Floor – Two Rooms, Kitchen
First Floor – Three Rooms, Bathroom with WC

Tenancy
 The property is subject to a Regulated Tenancy paying a registered rent of £627.50 per calendar month (effective date 6th February 2018).

Seller's Solicitor
 Messrs Womble Bond Dickinson (Ref: LMH).
 Tel: 0191 279 9139.
 Email: lisamarie.hill@wbd-uk.com

Current Rent Reserved
£7,530 per annum

INVESTMENT – Freehold House



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.allsop.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.