

Tollesbury
13 Hyacinth Close,
Nr Maldon,
Essex
CM9 8XQ

Tenure
 Freehold.

Location
 The property is situated on the east side of Hyacinth Close, to the north of its junction with Darnet Road. Local shops and amenities are available, together with a GP surgery and a primary school. The facilities of Maldon are accessible. Chelmsford is located around 20 miles to the west and offers comprehensive facilities. The B1023 provides access to the A12 and in turn the A120 and M11 Motorway. Kelvedon Rail Station is approximately 9.9 miles to the north-west. Blackwater Estuary National Nature Reserve is to the east.

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, a garage and a rear garden.

A Freehold Semi-Detached House with Garage and Rear Garden

Accommodation
Ground Floor – Reception Room, Kitchen, WC and wash basin
First Floor – Three Bedrooms, Bathroom with WC and wash basin

To View
 The property will be open for a final viewing on Wednesday 20th February between 09.30 – 10.00 a.m. This is an open viewing time with no need to register. (Ref: UD).

Seller's Solicitor
 Simpson Jones Solicitors (Ref: JJ).
 Tel: 01332 200200.
 Email: joannej@simpsonjones.co.uk

Vacant Possession

VACANT – Freehold House



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 LOT

Sidcup
41 Corbylands Road,
Greater London
DA15 8JG

Tenure
 Freehold.

Location
 The property is located on the west side of Corbylands Road, to the north of its junction with Halfway Street (B2214). Local shops and amenities are available along Halfway Street (B2214), with a more extensive range of facilities being accessible in Sidcup to the south. Local bus routes run along Halfway Street and Rail services run from Sidcup Station to the south, providing frequent direct services to Central London. Avery Hill Road provides access to both E Rochester Way (A2) and Sidcup Road (A20). The open spaces of Avery Hill Park and Old Farm Park are both within easy reach.

Description
 The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is a rear garden.

A Freehold Mid Terrace 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, Kitchen, Bathroom, WC
First Floor – Three Rooms

Tenancy
 The property is subject to a Regulated Tenancy paying a registered rent of £116 per week (effective date 27th April 2018).

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

Current Rent Reserved
£6,032 per annum

INVESTMENT – Freehold House



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 LOT

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.