

4 WEEK COMPLETION



SITUATION

Located opposite a parade of shops in Gale Street, in a popular residential area approximately 1 mile from Dagenham Town Centre and within easy walking distance of Becontree Underground Station (District Line). The property benefits from good road links via the A13 to the M25 (12 miles) and Central London (12 miles).

PROPERTY

A large end of terrace **6 Bed House** (previously 2 separate houses) with a modern uPVC conservatory, doors and windows and fitted carpets. In addition the property benefits from gas central heating (not tested) and front and side off-street parking for up to 6 vehicles.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor

- Front Lounge
- Rear Dining Room
- Conservatory
- Kitchen
- Front Bedroom with ensuite Shower/WC

First Floor

- 5 Bedrooms, Bathroom/WC plus separate WC

GIA Approx 2,100 sq ft

FREEHOLD offered with FULL VACANT POSSESSION

Note: A 3 bed house at No. 107 Sheppey Road sold for £172,500 in February 2012.

Vacant 6 Bed House

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

DWF LLP - Tel: 0151 907 3000
Ref: Ms Katharine Lawrenson - Email: katharine.lawrenson@dwf.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts