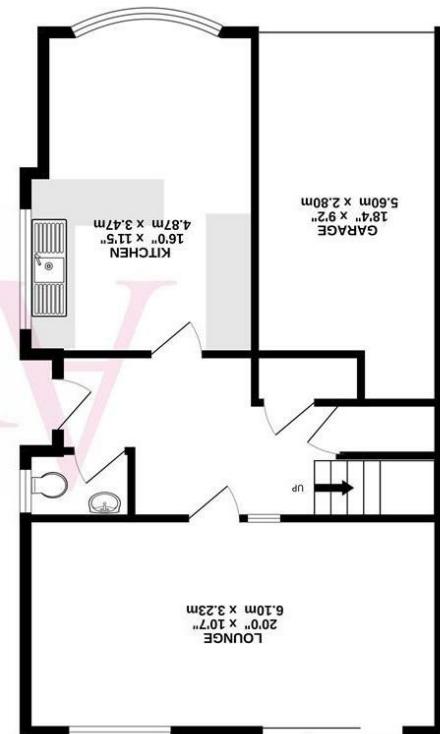
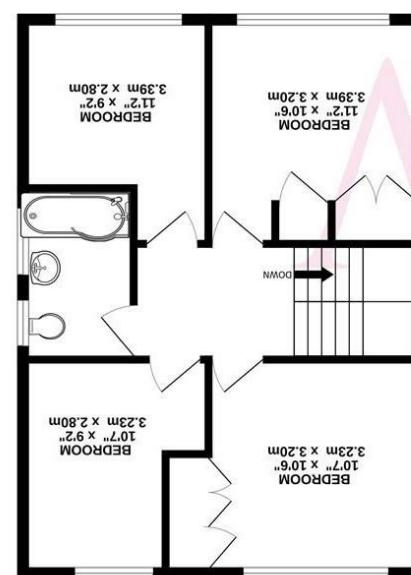


Our Offices



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4 PENSURST ROAD, POTTERS BAR EN6 5JP

Guide Price £470,000 | Freehold



Property Overview

PLEASE NOTE THAT THIS PROPERTY IS BEING SOLD UNDER ONLINE AUCTION VIA SECURE ONLINE BIDDING. TERMS AND CONDITIONS APPLY. THIS PROPERTY IS NOT BEING SOLD UNDER PRIVATE TREATY CONDITIONS.

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.

Tucked away towards the end of this quiet cul-de-sac, this spacious four double bedroom semi detached family home features off street parking to the front, an integral garage and a 90ft south westerly facing rear garden. The property comprises a lounge, open plan kitchen/diner, guest cloakroom and bathroom. NO CHAIN.



Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Property Features

- LOUNGE: 20'1 x 11'2
- KITCHEN/DINER: 17'5 x 12'5
- GUEST CLOAKROOM
- GARAGE: 18'8 x 8'2
- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
- FOUR BEDROOMS
- BATHROOM
- 90FT SOUTH WESTERLY FACING GARDEN
- OFF STREET PARKING
- EPC RATING: D COUNCIL TAX BAND: E

Agents Notes

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.