



**140 Lincoln Road, Enfield
Town**

**Auction Guide
£350,000 Freehold**



- Chain Free
- Two Double Bedroom Victorian Terrace House
- Spacious Through Lounge
- Fitted Kitchen
- Upstairs Modern Family Bathroom
- 0.4 Miles to Bush Hill Park Station
- Easy Access to the A10/M25
- Within Walking Distance of Local Shops and Amenities

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £375,000

Kings Group-Enfield Town are pleased to present this CHAIN FREE TWO DOUBLE BEDROOM VICTORIAN TERRACE HOUSE located within walking distance of Bush Hill Park Station. Additionally the property provides easy access to the A10/M25 and is within close proximity of local shops and amenities.

This ideal family home comprises a spacious living room, fitted kitchen, two double bedrooms, upstairs family bathroom and an approximate 60ft rear garden.

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Entrance Porch

Lounge/Dinning

double glazed bay window at the front, & rear, double glazed window at the rear, double radiator, feature fireplace, understairs storage

Kitchen 10'6 x 7'11 (3.20m x 2.41m)

double glazed window at the side, part tiled walls, tiled flooring, wall & base units, integrated oven with gas hobs, integrated extractor hood, plumbing for washing machine & dishwasher, double glazed door leading to garden

Bedroom 1 14'1 x 11'3 (4.29m x 3.43m)

double glazed windows at the side

Bedroom 2 11'3 x 9 (3.43m x 2.74m)

double glazed window at the rear, radiator

Bathroom 10'11 x 7'9 (3.33m x 2.36m)

double glazed window at the rear, tiled flooring, part tiled walls, bath with mixer tap & shower attachment, wash basin, low level w.c, radiator

Auction Information

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.

Auctioneers Additional Comments

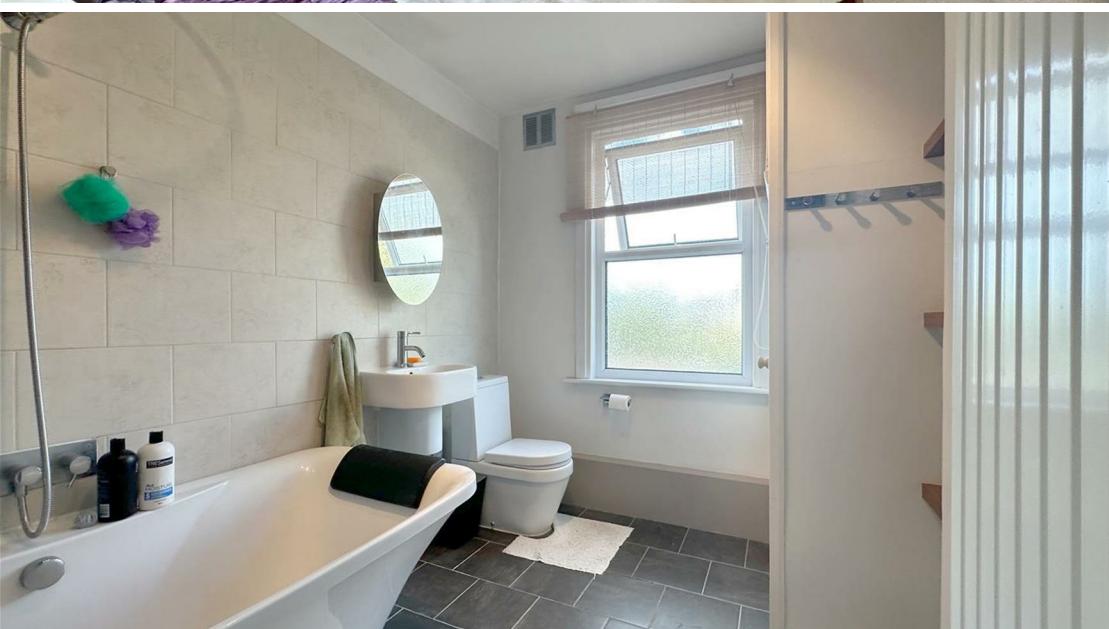
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation 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.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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