



# FOR SALE

## Vallance Close, Southend-On-Sea SS2 4RB

Offers In The Region Of £240,000   Freehold   Council Tax Band - C

- Semi Detached Four Bedroom Home
- Fitted Kitchen With Space For Appliances
- Four Generously Sized Bedrooms
- Private Rear Garden
- Cul-De-Sac Location
- Easy Access To A127
- Short Distance To Southend East Station
- Potential To Modernise Throughout
- In Catchment For Good Schools
- No Onward Chain

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

**\*\*BEING SOLD BY MODERN METHOD OF AUCTION\*\*  
PLEASE READ AUCTIONEER COMMENTS\*\***

A semi-detached family home is boasting 2 reception rooms and 4 bedrooms spread across 1,137sqft, this property offers ample space for comfortable living. In need of modernisation this property is a perfect project for someone!

Ideal for both first-time buyers and savvy property investors, this home presents a fantastic opportunity. The four generously sized bedrooms provide flexibility for various needs, while the fitted kitchen with space for appliances

caters to modern living requirements. The property also features a convenient three-piece bathroom and two inviting reception rooms, perfect for relaxation or entertaining guests.

Step outside to the south-facing rear garden, a tranquil retreat where you can unwind and enjoy the outdoors in privacy. With easy access to the A127 and Southend East train station, commuting and exploring the surrounding areas couldn't be more convenient.

### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### Entrance

Double glazed obscure door to entrance, carpet flooring, radiator, pendant lighting.

### Lounge

Wood effect flooring, radiator, double glazed bay window to front aspect, ceiling mounted lighting.

### Dining Room

Wood effect flooring, radiator, double glazed sliding doors to rear aspect, pendant lighting.

### Kitchen

Wooden flooring, double glazed window to rear aspect, double glazed door to rear aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, space for cooker, space for fridge/freezer, space and plumbing for washing machine, boiler, ceiling mounted lighting.

### Landing

Carpet flooring, pendant lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

### Bedroom 2

Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

### Bedroom 3

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

### Bedroom 4

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

### Shower Room

Laminate flooring, tiled walls, double glazed obscure window to rear aspect, shower cubicle, W/C, hand basin, ceiling mounted lighting.

### Rear Garden

Paved patio seating area, laid lawn.

### Front Of Property & Parking

Laid lawn, concrete pathway leading to entrance. On Street parking.

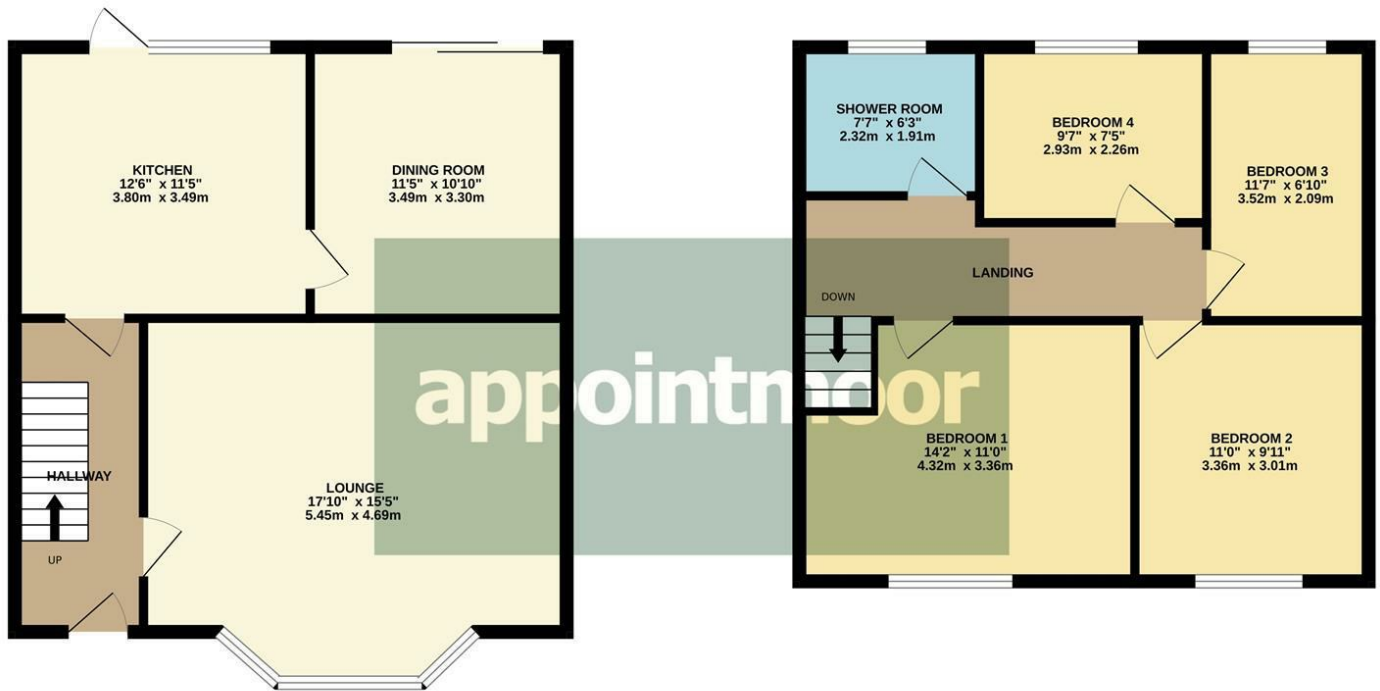
### School Catchments

Hamstel Junior School  
0.4 miles  
Southend High School for Girls  
0.55 miles  
Southchurch High School  
0.58 miles



GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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