

28 Courthouse Road, North Finchley, London N12 7PJ

**Guide Price £350,000\***

**SEMI DETACHED DWELLING IN NEED OF COMPLETE UPDATING AND MODERNISATION THROUGHOUT**



This semi-detached dwelling is situated in a popular tree lined road within easy reach of shops and bus connections on Ballards Lane and Totteridge. Good road links are easily accessible including the A406 North Circular Road that connects to a number of major routes. The A1 and M1 are also within easy reach. West Finchley station is within a short walk. The house is a spacious semi-detached dwelling comprising of three bedrooms and two reception rooms. It is in need of complete updating and modernisation throughout. There may be scope for further extension, subject to obtaining any necessary consents that may be required. There is a dilapidated garage that is approached via a shared driveway. This lot is sold with full vacant possession and will be of interest to investment buyers, owner occupiers and developers.

**PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.**

**ACCOMMODATION**

Entrance Hall, Living Room, Dining Room, Kitchen, First floor Landing, Bedroom one, Bedroom Two, Bedroom Three, Bathroom, Gardens, Garage.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Barnet  
Council Tax Band E  
EPC pending

**VIEWING TIMES**

By appointment through the Auctioneers

<b>STARTING BID</b>	<b>FINAL BID</b>	<b>NOTES</b>	<input type="checkbox"/> SOLD	<input type="checkbox"/> UNSOLD	<input type="checkbox"/> SOLD PRIOR	<input type="checkbox"/> WITHDRAWN
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