



73 Oak Road, Colchester , Essex CO5 0NE Starting Bid £450,000



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Estate Agents, Valuers, Letting & Management Agents

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SOLD BY MODERN METHOD OF AUCTION!

FOR SALE USING MODERN METHOD OF AUCTION! LOOKING FOR A PROJECT? AN EXTENSIVE AND VERSATILE SIX BEDROOM HOME. Located within reach of Tiptree Village Centre and it's extensive list of amenities. In addition to the SIX First Floor Bedrooms this home comprises a First Floor Bathroom and Ground Floor Shower Room. The extensive Ground Floor features a Kitchen/Diner and two Reception Rooms in the form of a Living Room and Study overlooking the Rear Garden. Ample Parking is offered on the gated Driveway which also provides access to the integral Garage. This home is extremely well located for Baynards Primary School and Thurstable Secondary School. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Council Tax Band: D.

Bedroom 11'10 x 9'8 (3.61m x 2.95m) Window to rear, radiator, fitted wardrobes

Bedroom 10'2 x 8'11 (3.10m x 2.72m) Window to rear, fitted wardrobes, radiator

Bedroom 11'5 x 8'1 (3.48m x 2.46m) Window to front, fitted wardribes, radiator

Bedroom 9'8 x 8'2 (2.95m x 2.49m)

Window to front, radiator

Bedroom 13' x 6'11 (3.96m x 2.11m) Window to front, radiator

Bedroom Window to rear, radiator,

Bathroom 7'9 x 6'3 (2.36m x 1.91m)

Double glazed window, heated towel rail, two wash hand basins with storage below, low level w.c., spa style bath.

Landing Access to loft, double glazed window to side, stairs down to:

Entrance Hall

Radiator, under stairs storage cupboard, access to further accommodation including: Shower Room

Window to front, low level w.c., wash hand basin, tiled shower

Kitchen/Breakfast Room 17'11 x 10'4 (5.46m x 3.15m) Window to front, radiator, range of matching units, space and plumbing for washing machine, space for range cooker with extractor above, tiled floor, space for Frigde/Freezer.

Lounge 18'1 x 11'8 (5.51m x 3.56m) Double glazed window to rear, patio doors to rear, radiator, feature fireplace, door to:

Study 9' x 7'1 (2.74m x 2.16m) Double glazed window to rear, double glazed door to rear, radiator, door into integral garage

Garage Up and over door to front, power and lightc onnexcted.

Rear Garden

Mainly laid to lawn, shingle seating area, fenced to boundaries, planting borders, access to front via side gate

Frontage Shingle driveway, with timber gate to front, lawned area to one side.

Auctioneers comments

This property is for sale under traditional auction terms and should you view, offer or bid on the property, your information will be shared with the

Auctioneer, jamsold Limited,

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place with 28 days from the date of exchange of contracts. On exchange of contracts, the buyer is required to make payment of a

10% deposit, sign a reservation agreement

and make payment of a non-refundable Reservation Fee of 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of 5.00 EVAT and is paid in addition to the agreed purchase price. The Reservation Fee will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. The Reservation Fee is paid in addition to the final negotiated selling price. The Reservation Fee will be considered as part of the chargeable consideration for the property in the calculation for stamp

duty liability. This property is marketed with a Buyers Information Pack which is a collection of documents in relation to the

everything you need to know about the property and a prudent buyer is expected to view the property and complete their own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained with this pack. The winning buyer will also make

payment of £300 inc VAT towards the preparation cost of the pack, where it has been provided by iamsold. Bidders will be required to register and go through an identification verification process with iamsold Limited and provide proof of how the purchase would be funded.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be 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.

Agents Note These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.







STUDY LOUNGE BEDROOM BEDROOM BEDROON LANDING ALLWAY BATHROOM INTEGRAL GARAGE KITCHEN





1ST FLOOR







COVERING MID ESSEX TO THE EAST COAST SINCE 1977

