



**Oliver
Minton**
Sales & Lettings

**The Hope and Haven, Harlow Road, Roydon
Essex CM19 5HH**

**Modern Method of Auction
Starting Price £234,000 (Subject to a Reserve Price)**

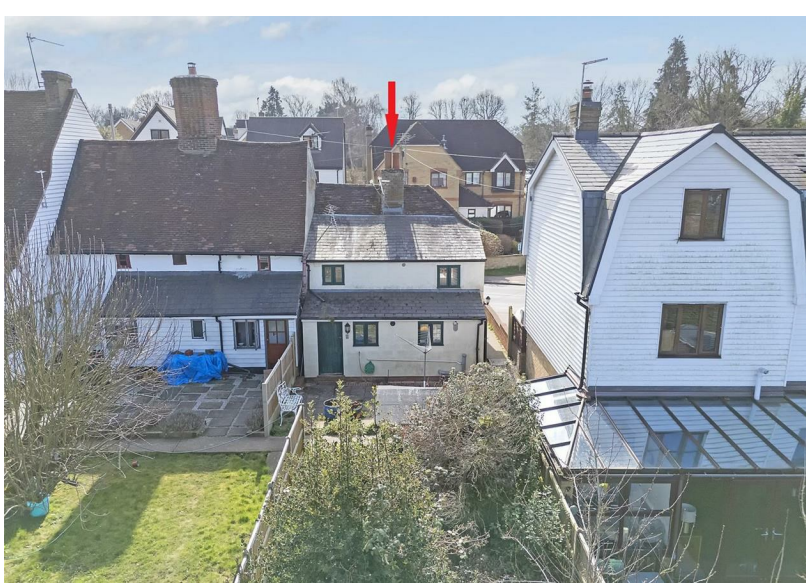
For Sale by The Modern of Auction – T & C's apply

- STARTING PRICE: £225,000 - Subject to a Reserve Price
- Buyers fees apply
- Online Bidding Available
- Priced to Sell
- Fixed Timescales for Exchange and Completion

REFURBISHMENT PROJECT SUITABLE FOR CASH BUYERS ONLY

Originally two smaller cottages, the property was converted into one dwelling many years ago and has been the cherished home of the same owner for several decades. This delightful Grade II Listed period home is now in need of renovation, but with the right vision and investment could be transformed into a beautiful home once again. This lovely characterful property is situated in a desirable village location, close to amenities including the High Street, Roydon Primary School and the main-line station.

Contact Oliver Minton to book your appointment to view.



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Location

Set on the Herts and Essex border, Roydon is a popular commuter village with a traditional, pretty village green and great amenities that include: Roydon main-line station serving London Liverpool Street (approx. 33 minutes), Roydon Primary Academy (primary school age 4 - 11), High Street, with a Morrisons convenience store/post office, a pharmacy and two public houses. There is also a well-used recreation field and tennis club, open countryside on your doorstep, Roydon Marina and beautiful walks along the River Stort towpath.

Accommodation

Currently the accommodation offers: Living/dining room, kitchen/breakfast room, utility room and downstairs shower room to the ground floor. Upstairs there are two generous bedrooms and a bathroom.

There is a small front garden with gated side access which takes you round to the rear, with paved patio area and fenced garden mainly laid to lawn.

Kitchen/Breakfast Room 5.45m x 2.81m (17'10" x 9'2")

Leaded light window to front. Fitted with a range of wall and base units with work surfaces over. Inset stainless steel sink and drainer. Space for cooker. Radiator. Stairs rising to first floor. Under stairs storage area. Exposed wood floor boards. Door to utility room.



Living/Dining Room 5.42m x 2.88 (17'9" x 9'5")

Leaded light window to front. Radiator. Attractive fire surround with granite hearth housing gas coal fire. Radiator.

Utility Room

Range of base cupboards with counter top above. Enamel sink with mixer tap and shower spray. Wall mounted 'Ideal' gas fired boiler. Leaded light double glazed window to rear. Door opening to the garden.

Shower Room 1.83m x 1.16m (6'0" x 3'9")

Step in shower cubicle with glazed door and screen. Low flush w.c. Wall mounted wash hand basin. Chrome heated towel rail. Shaver socket. Double glazed, frosted leaded light window to rear.



First Floor

Small landing with doors off to the two bedrooms and bathroom.

Bedroom One 5.39m max x 2.84m max (17'8" max x 9'3" max)

Dual aspect 'front to back' room with leaded light windows to front and rear aspects. Two radiators. Built-in wardrobe cupboards.

Bedroom Two 3.28m x 2.76m (10'9" x 9'0")

Leaded light window to front. Attractive cast iron fireplace. (not in use) Radiator. Loft access hatch.



Bathroom

Leaded light window to rear. Panel enclosed bath. Pedestal wash hand basin. W.C (not in use)

Exterior

The cottage has a small front garden retained by wrought iron railing. Gated access to front door. Side access takes you through to the rear garden.

Rear Garden

To the immediate rear of the property there is a paved patio area. Outside water tap. The remainder of the garden is fenced and laid to lawn. Timber garden store (in disrepair)
As is common in older, period homes, the side gated access is shared by this property and three neighbouring homes, also giving the neighbours access across to their rear gardens.

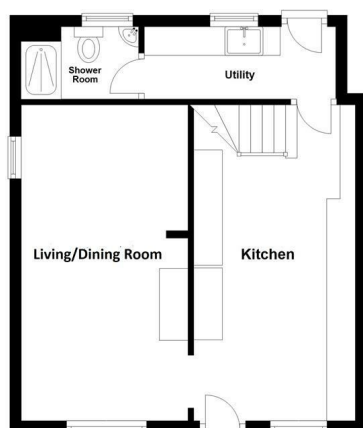


Services

All mains services connected. Gas fired central heating to radiators.
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

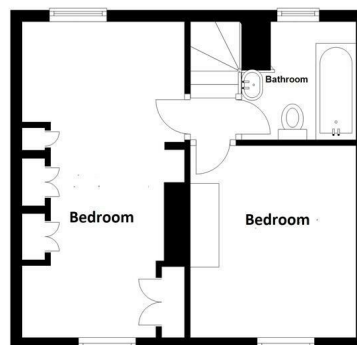
Ground Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Hope And Haven



Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com



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