



LAMB & CO

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Inspired by property, driven by passion.



## HIGH STREET, HARWICH, CO12 5AQ GUIDE PRICE £175,000

BIDS END 10TH MAY\*\* A history filled character property located in the pretty village of Great Oakley. The property is being sold with no onward chain, has had lots updated and modernised by its current owner. Authentic cottage features throughout, cosy courtyard and also benefits spacious and well-lit bedrooms - which is rare to find in a property of this age.

- Three Bedrooms
- Many Original Features
- Sale By Modern Method of Auction
- Village Location with Easy Commute to Train Stations
- No Onward Chain
- EPC G



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## Front Aspect

### Lounge

16'4 x 13'7 (4.98m x 4.14m)

### Bathroom

6'1 x 5'4 (1.85m x 1.63m)

### Kitchen

9'7 x 8'2 (2.92m x 2.49m)

### Rear Lobby

### Landing

### Master Bedroom

11' 3 x 10'10 (3.35m 0.91m x 3.30m)

### Bedroom Two

11'6 x 7'10 (3.51m x 2.39m)

### Bedroom Three

8'5 x 7'7 (2.57m x 2.31m)

### Courtyard

### Street Scene

## ADDITIONAL INFORMATION

### HARWICH

Council Tax Band: B

Heating: Wood burner

Seller's Position: Selling without buying

### 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

## **AGENTS NOTE**

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## **ANTI-MONEY LAUNDERING COMPLIANCE**

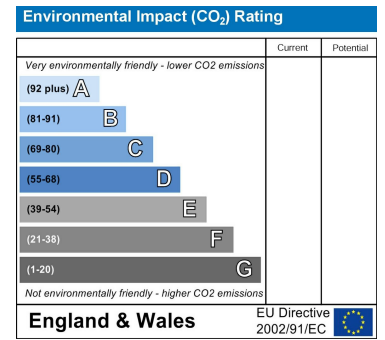
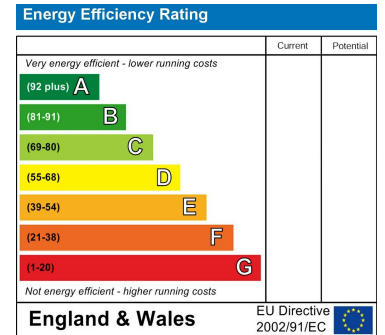
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



## Map

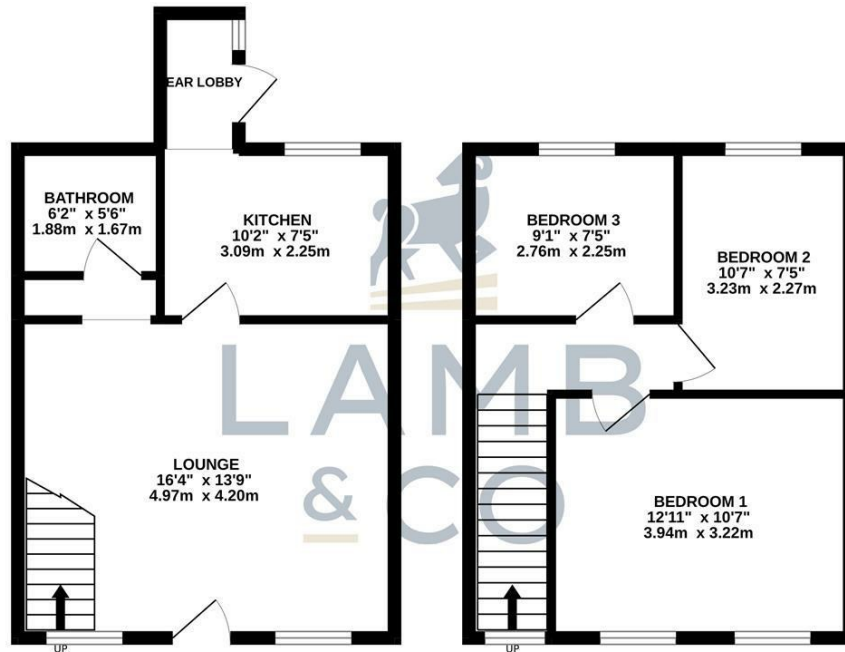


## EPC Graphs



## Floorplan

### GROUND FLOOR



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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.