



**Princes Avenue, Southminster CM0 7HB**



**welcome to**

**Princes Avenue, Southminster**

WELL PROPORTIONED three bedroom house REQUIRING MODERNISATION, situated in the POPULAR VILLAGE of Southminster with its TRAIN STATION and local shops, boasting SOUTH FACING GARDEN as well as GARAGE & DRIVEWAY and offered with NO ONWARD CHAIN.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance

Glazed door to:-

## Entrance Hall

Stairs to first floor, under stairs cupboards, doors to garage, doors to:-

## Lounge

19' 7" Max x 12' ( 5.97m Max x 3.66m )

Double glazed window and patio doors to rear opening to the garden, centrepiece York stone fireplace, radiator.

## Kitchen

12' x 7' 11" ( 3.66m x 2.41m )

window to front, fitted kitchen comprising of sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units with space for appliances, radiator.

## First Floor

### Landing

Loft access, doors to:-

## Bedroom One

12' x 10' 7" ( 3.66m x 3.23m )

Window to rear overlooking the garden, radiator.

## Bedroom Two

11' 11" x 8' 8" ( 3.63m x 2.64m )

window to rear overlooking the garden, radiator.

## Bedroom Three

11' 11" x 8' 4" Max ( 3.63m x 2.54m Max )

Window to front, radiator.

## Bathroom

Window to front, white suite comprising of panel bath, low level WC and pedestal basin, part tiled walls, airing cupboard.

## Outside

### Front

Laid to lawn with driveway providing off road parking leading to the garage.

### Rear Garden

South facing enclosed by panel fence, laid to lawn with patio seating area.

### Garage

Integral single garage with up and over door, power, light and wall mounted gas boiler.

### Agents Note

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.



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## Welcome to

### Princes Avenue, Southminster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Investment Opportunity
- South Facing Garden

Tenure: Freehold EPC Rating: D

Guide price

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN103765 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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