



**Wantz Road, Maldon CM9 5DE**

***Welcome to***

**Wantz Road, Maldon**

**\*CASH BUYERS ONLY\*** RECENTLY REFURBISHED and situated WITHIN REACH OF MALDON HIGH STREET is this two bedroom end terrace house, with STYLISH MODERN KITCHEN & BATHROOM and boasting GENEROUS REAR GARDEN, offered with NO ONWARD CHAIN via Modern Auction.





### 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

Entrance door to:-

### Lounge

14' 3" max x 12' 6" ( 4.34m max x 3.81m )  
Double glazed UPVC window to front, centrepiece brick fireplace, radiator, door to:-

### Dining Room

11' 7" x 9' 6" max ( 3.53m x 2.90m max )  
Double glazed UPVC window to rear overlooking the garden, built in under stairs storage cupboard, open to :-

### Kitchen

12' 7" x 8' 2" ( 3.84m x 2.49m )  
Double glazed UPVC window to side, door accessing garden, newly refitted contemporary kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in cooker with electric hob & extractor over, space for further appliances, door to:-

### Bathroom

8' 3" x 5' 3" max ( 2.51m x 1.60m max )  
Double glazed UPVC window to side, newly refitted modern white suite comprising panel bath with shower over, low level WC and vanity basin, cupboard housing combi gas boiler.

### First Floor

#### Landing

Doors to :-

#### Bedroom One

12' 11" max x 12' 5" ( 3.94m max x 3.78m )  
Double glazed UPVC window to front, built in cupboard, radiator.

#### Bedroom Two

11' 8" x 6' 7" ( 3.56m x 2.01m )  
Double glazed UPVC window to rear, radiator.

#### Outside Front

Property opens to the pavement, gated side access to:-

#### Rear Garden

Enclosed by brick wall and panel fence, laid to lawn with shrub borders and patio area.

#### Parking

Permit parking.



**view this property online** [williamhbrown.co.uk/Property/MLN103844](http://williamhbrown.co.uk/Property/MLN103844)



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## **Wantz Road, Maldon**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

guide price

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN103844 - 0005

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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