



**Gloucester Avenue, Maldon CM9 6JZ**



**welcome to**

**Gloucester Avenue, Maldon**

REQUIRING MODERNISATION - Located in the SOUGHT AFTER WESTERN DEVELOPMENT within a short walk of LOCAL SHOPS AND WENTWORTH PRIMARY SCHOOL, is this three bedroom end terrace house with GENEROUS FRONT AND REAR GARDENS 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 Porch

Double glazed UPVC construction, built in storage cupboards, door to:-

## Entrance Hall

Stairs rising to first floor, radiator, doors to:-

## Lounge

18' 5" x 10' 11" ( 5.61m x 3.33m )

Double glazed UPVC windows and door to rear

opening to the garden, centrepiece fireplace housing electric fire, radiator.

## Kitchen Diner

12' 4" x 11' 2" ( 3.76m x 3.40m )

Double glazed UPVC window to front, fitted kitchen comprising of a sink and drainer, roll top surfaces with tiled splashbacks and range of eye and base level units, space for appliances, wall mounted Combi gas boiler, radiator.

## First Floor

### Landing

Loft access, doors to:-

### Bedroom One

11' 8" x 10' 5" ( 3.56m x 3.17m )

Double glazed UPVC window to front overlooking greensward, radiator.

### Bedroom Two

11' 11" Max x 9' 3" Plus Recess ( 3.63m Max x 2.82m Plus Recess )

Double glazed UPVC window to rear overlooking the garden, built in cupboard, radiator.

### Bedroom Three

8' 11" x 7' 11" ( 2.72m x 2.41m )

Double glazed UPVC window to rear overlooking the garden, radiator.

### Bathroom

Double glazed UPVC window to front, suite comprising of walk-in bath with shower over, low level WC and wall mounted basin, chrome heated towel rail.

## Outside

### Front

Gated side access to:-

### Rear Garden

Enclosed by brink wall and fencing, laid to lawn with shrub borders and raised fish pond. Two wooden sheds to remain.

### Garage

Single garage in block to rear of property.



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## Gloucester Avenue, Maldon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Desirable West Maldon
- Ideal Renovation Project

Tenure: Freehold EPC Rating: Awaited

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN103945 - 0002

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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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