



Claudius Way, Witham CM8 1PY

welcome to

Claudius Way, Witham

Situated in West Witham with CONVENIENT A12 ACCESS and local shops is this two bedroom home REQUIRING MODERNISATION and offered with NO CHAIN, also boasting ALLOCATED PARKING and a SOUTH FACING GARDEN.



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

Part glazed door to :-

Entrance Hall

Stairs rising to first floor, storage cupboard, radiator.

Lounge

14' 7" max x 12' 3" (4.45m max x 3.73m)

Brick centrepiece fireplace, radiator, French doors to :-

Conservatory

10' 5" x 6' 10" (3.17m x 2.08m)

Double glazed UPVC construction with French doors opening onto the garden.

Kitchen

9' 11" max x 6' 4" (3.02m max x 1.93m)

Double glazed UPVC window to front, fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye & base level units, built in oven with gas hob & extractor over, space for further appliances, wall mounted gas boiler.

First Floor

Landing

Loft access, doors to :-

Bedroom One

12' 3" x 9' 4" max (3.73m x 2.84m max)

Double glazed UPVC windows to front, over stairs storage cupboard, radiator.

Bedroom Two

12' 4" x 8' 3" (3.76m x 2.51m)

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

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Window to rear, white suite comprising panel bath, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

Outside

Front

Laid to lawn

Rear Garden

South facing, enclosed by panel fence, laid to lawn with shrub borders.

Parking

Allocated parking within parking area at the end of the terrace.



view this property online williamhbrown.co.uk/Property/MLN104384



welcome to

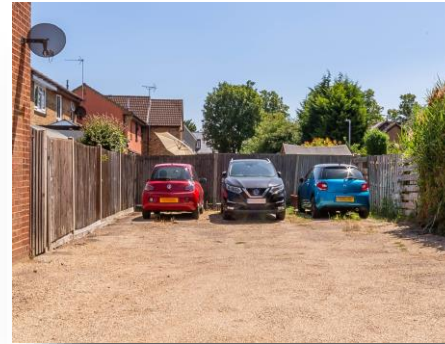
Claudius Way, Witham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Modernisation Required
- Ideal Project / Investment

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104384



Property Ref:
MLN104384 - 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.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk