

Ash Cottage Rectory Road, Woodham Walter Maldon CM9 6RE

# Welcome to

# **Ash Cottage Rectory Road, Woodham Walter Maldon**

Situated in the DESIRABLE RURAL VILLAGE OF WOODHAM WALTER enjoying FARMLAND VIEWS TO THE REAR is this PERIOD DETACHED BUNGALOW boasting tremendous potential with SEVERAL LARGE OUTBUILDINGS and offered with the benefit of 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, jamsold 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**

Large covered porch area with access to both property and outbuildings, glazed door to:-

#### **Entrance Hall**

Double glazed UPVC windows to front and rear with views over farmland, storage heaters, radiators, doors to:-

### **Shower Room**

7' 3" x 4' 10" ( 2.21m x 1.47m )

Window to front, white suite comprising corner shower, low level WC and vanity basin, radiator.

#### Kitchen

14' 2" x 6' 8" max ( 4.32m x 2.03m max )

Double glazed UPVC window to front, fitted kitchen comprising sink & drainer set in roll top surfaces with base level units and space for appliances, cupboard housing hot water cylinder, wall mounted gas boiler.

### Lounge

15' 8" plus recess x 14' 2" ( 4.78m plus recess x 4.32m ) Double glazed UPVC windows to front, centrepiece fireplace housing wood burner, fitted window bench with storage under, radiator, door to :-

## **Dining Room**

14' 3" x 13' 6" ( 4.34m x 4.11m )

Double glazed UPVC window and door to front, centrepiece cast iron fireplace set in decorating wood surround, radiator, double doors returning to hallway.

#### **Bedroom One**

11' 11" max x 11' 7" plus recess ( 3.63m max x 3.53m plus recess )

Double glazed UPVC windows to front and side, radiator.

## **Bedroom Two**

7' 6" x 6' 4" ( 2.29m x 1.93m )

Double glazed UPVC window to side.

## **Outbuildings**

## **Outbuilding One**

15' 6" x 8' 9" ( 4.72m x 2.67m )

Windows to front, brick fireplace, power and light connected.

## **Coal Store**

Window to rear.

## **Hallway**

Windows to front and rear, eaves storage space, doorway to:-

## **Outbuilding Two**

14' 4" x 10' max ( 4.37m x 3.05m max ) Windows to front and side, door to :-

## **Outbuilding Three**

27' 3" x 13' max (8.31m x 3.96m max)
Windows to front, power and light connected.

## **Garage / Storage**

Timber construction with double doors to side.

### **Wood Store**

Timber wood store.

#### Outside

#### Front

Retained by hedges, with raised shrub beds.

## Garden

Courtyard style side garden, retained by tall hedges affording privacy, laid to patio with mature shrub beds.

## **Agents Note**

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





## Welcome to

# Ash Cottage Rectory Road, Woodham **Walter Maldon**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Backing onto Farmland
- Two Bedrooms plus Outbuildings

Tenure: Freehold EPC Rating: F Council Tax Band: C

Guide price

£320,000









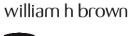
Please note the marker reflects the postcode not the actual property

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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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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