



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, 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

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.



view this property online williamhbrown.co.uk/Property/MLN104382



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

view this property online williamhbrown.co.uk/Property/MLN104382



Property Ref:
MLN104382 - 0003

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