



Rosemary Way, Jaywick Clacton-On-Sea CO15 2SB

welcome to

Rosemary Way, Jaywick Clacton-On-Sea

BEING SOLD WITH NO ONWARD CHAIN - This three bedroom bungalow benefits from OFF ROAD PARKING, SOLAR PANELS and being within easy reach of the sandy beach. Internally the property has been well maintained by the vendors and is well presented. CALL TODAY.



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 Hall Lounge

18' 4" x 11' (5.59m x 3.35m)

Double glazed window to front aspect and door to side aspect, radiator.

Kitchen

17' 3" x 7' 4" (5.26m x 2.24m)

Double glazed window to side aspect and door to side, wall and base units, sink with drainer and mixer tap, oven with extractor above.

Bedroom 1

11' 4" x 9' 2" (3.45m x 2.79m)

Double glazed window to rear aspect, radiator.

Bedroom 2

16' 7" x 8' 8" (5.05m x 2.64m)

Double glazed windows to front and rear aspects, radiator.

Bedroom 3

11' x 7' 4" (3.35m x 2.24m)

Double glazed window to rear aspect, radiator.

Bathroom

Corner shower, wc, wash hand basin.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Solar Panels With Battery Storage
- Off Road Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CTS309037 - 0002

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