



OLD HEATH ROAD
COLCHESTER, CO2 8BW

£250,000
FREEHOLD

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000

GREENWOOD
PROPERTY CONSULTANTS

296 OLD HEATH ROAD

- Four bedroom semi-detached house
- Extended
- Large living room
- kitchen/ diner
- Conservatory & Utility room
- En-suite bathroom
- GCH & double glazed
- Large garden & summer house
- Off-Road parking
- Chain Free



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Four bedroom extended semi-detached house in excellent condition throughout.

Entrance hall. Large living room with two feature fireplaces and solid wood floors. Double doors leading into kitchen/ diner with solid wood floor, a range of fitted units, electric range cooker to stay, doors into conservatory and under stairs cupboard. Off the kitchen is a storage cupboard, leading into cloakroom. There is also a utility room with plumbing for washing machine and dishwasher. The large conservatory has a sky light and bi-fold doors and is flooded by light.

Upstairs there are four double bedrooms with fitted wardrobe and en-suite bathroom to the Principle Bedroom. There is also a modern family bathroom with shower.

The house is in excellent condition throughout and benefits from GCH and double glazed.

There is a large rear tiered garden with patio area and expansive summer house with light and power connected.

To the front of the garden is parking for several cars.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior

to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

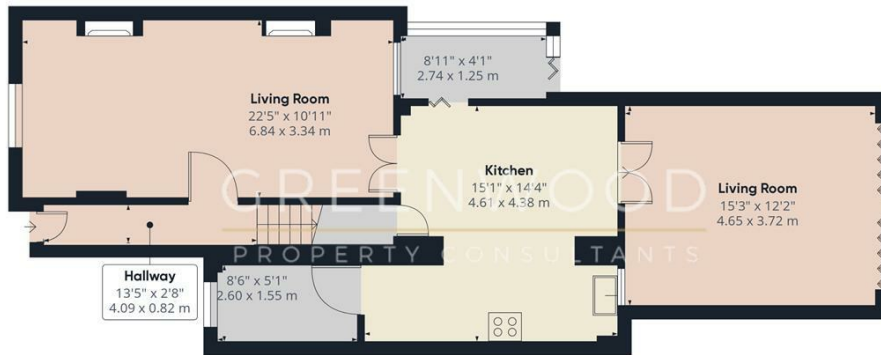
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

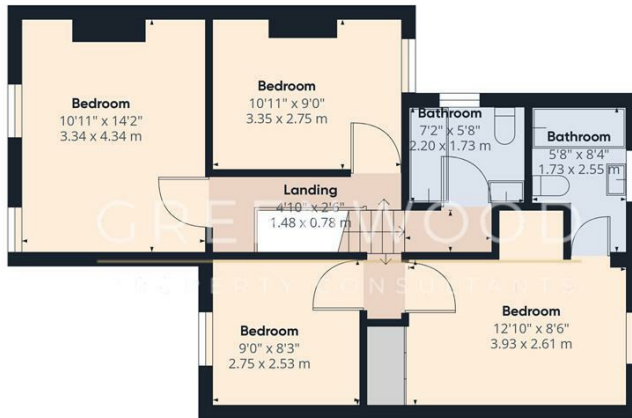
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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Ground Floor



Floor 1

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Approximate total area[®]
1373.32 ft²
127.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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