



RE/MAX

PROPERTY HUB



563 Main Road, Harwich, CO12 4NH

Auction Guide £160,000

**** FOR SALE BY MODERN AUCTION ****

This charming Detached Bungalow is being sold with Vacant Possession, located in a convenient non-estate location and benefitting from a 140ft sunny aspect rear garden, 2 bedrooms, kitchen, lounge, sunroom, bathroom, shared driveway and huge potential to extend STP

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

UPVC entrance door, doors to both bedrooms, lounge and kitchen, loft access

Lounge 10'11" x 9'11" (3.33 x 3.03)

With glazed sliding doors leading through to sunroom

Sunroom 9'7" x 7'9" (2.94 x 2.38)

With windows and back door allowing views of the rear garden, glazed door sliding doors through to lounge

Kitchen 9'11" x 9'0" (3.03 x 2.76)

Fitted with a range of wall and base units, stainless steel sink & drainer, spaces for appliances, extractor cooker hood, wall mounted gas boiler, storage cupboard, with window to side aspect, door through to lobby and bathroom

Bedroom 1 12'11" x 9'11" (3.94 x 3.04)

With window to front aspect

Bedroom 2 9'11" x 8'2" (3.04 x 2.51)

With window to front aspect

Bathroom 7'11" x 5'8" (2.42 x 1.73)

Suite comprising panelled bath with electric shower, wash basin in vanity unit, low level WC, heated towel radiator, fully tiled walls and window to rear aspect

Internal Lobby

Internal hallway with access to bathroom, storage cupboard housing water cylinder and back door allowing access to rear garden

Outside Areas:

The front of the property is set back from the road with a lawn area and mature bushes and shrubs allowing privacy

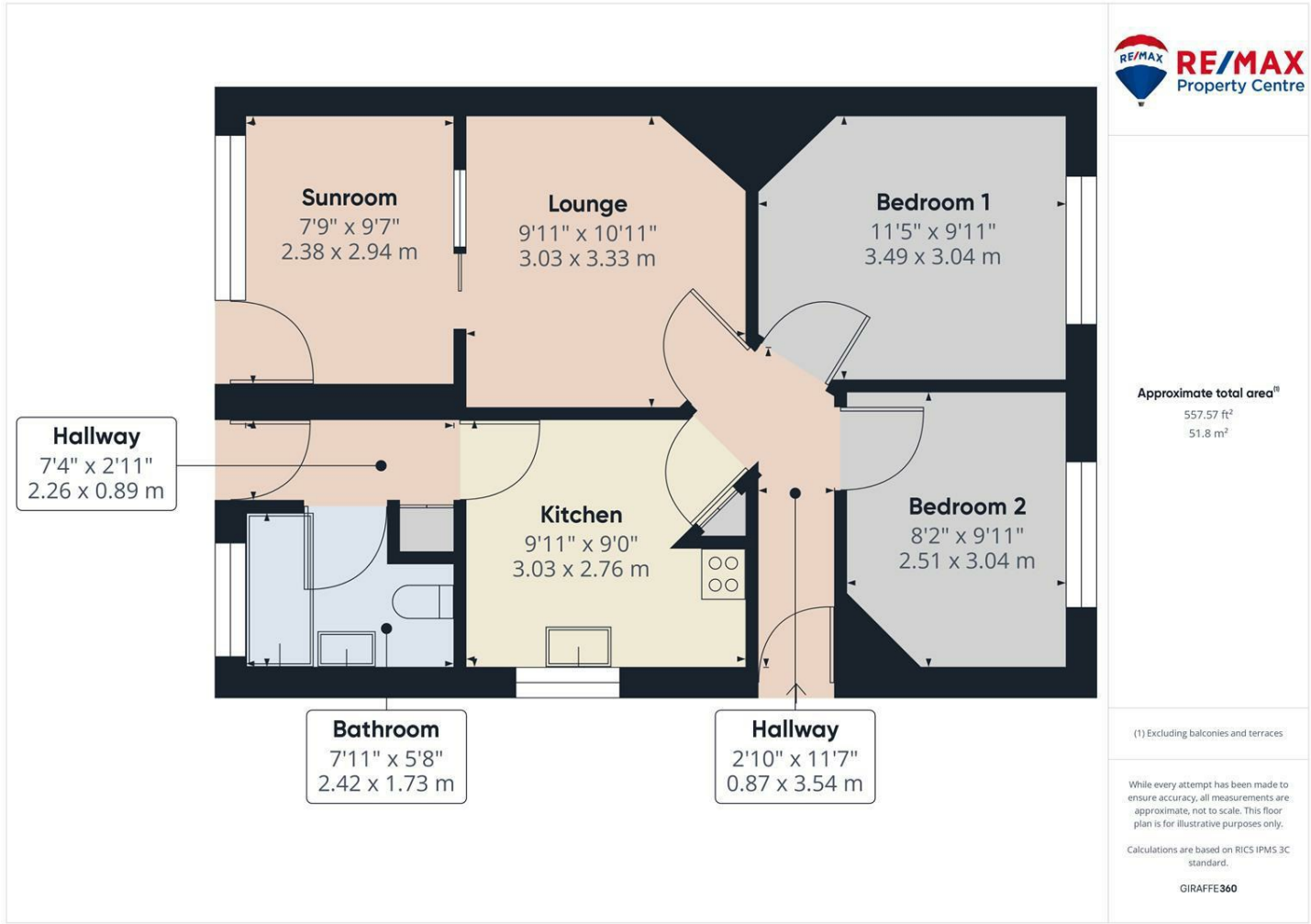
The shared driveway is to the left of the bungalow and allows access to off road parking at the rear

The well kept rear garden measures approx 140ft in length and incorporates a seating area, concrete hard standing, the rest is mainly laid to lawn with mature trees, bushes and shrubs, wooden storage shed to remain

Agents Note:

This property would benefit from some internal modernisation and has lots of potential to extend (subject to planning)

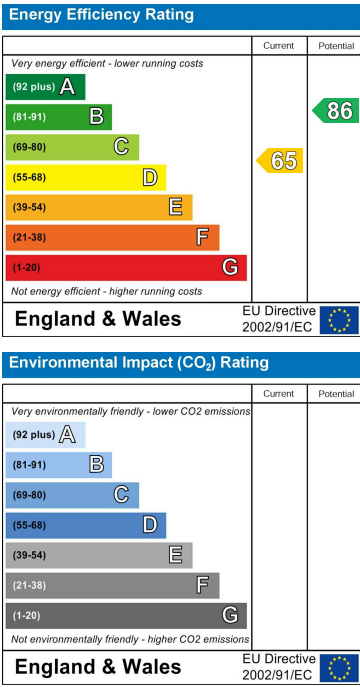
Floor Plan



Area Map



Energy Efficiency Graph



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