

for sale

guide price **£425,000**



Main Road Great Leighs Chelmsford CM3 1NP

A three bedroom detached home in the sought after village location of 'Great Leighs' is a dream for many homebuyers, and this property ticks all the boxes.

This highly desirable property is being offered with No Onward Chain, making it even more appealing.



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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).

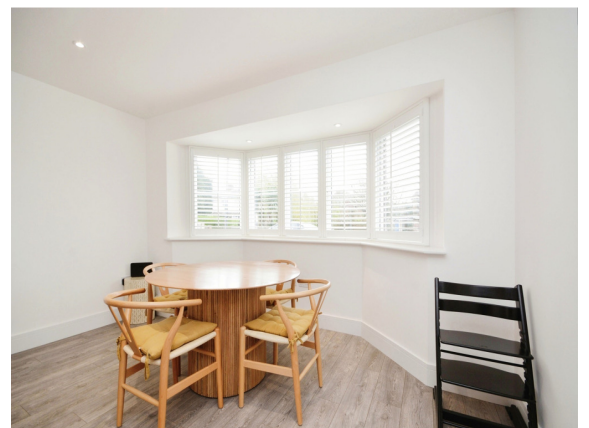
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration 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 £300 inc VAT towards the preparation cost of the pack.

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

11' 8" x 6' 5" (3.56m x 1.96m)



Stairs leading to the first floor, double glazed window to the side aspect.

Downstairs Cloakroom

Low level WC, hand wash basin.

Open Plan Living Room/Kitchen

Living Area

24' 9" into the bay window x 13' 3" (7.54m into the bay window x 4.04m)

Double glazed bay windows to the front aspect with fitted shutters, double glazed patio doors to the rear aspect, underfloor heating.

Kitchen Area

12' 4" x 10' 3" (3.76m x 3.12m)

Inset sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted unit with further drawers and cupboards up and under, built in double oven, hob and extractor fan, integrated dishwasher, washerdryer and fridge-freezer, double glazed window to the rear aspect, double glazed door to the side aspect, downlighters, underfloor heating.

First Floor Landing

Double glazed window to the side aspect, loft access

Bedroom One

12' 7" x 10' 8" (3.84m x 3.25m)

Double glazed window to the rear aspect, radiator.

En-Suite Shower Room

Low level WC, vanity hand wash basin with cupboards under, walk in double shower cubicle with rainforest shower head above,

heated towel rail, double glazed window to the rear aspect.

Bedroom Two

12' 4" max x 10' 1" (3.76m max x 3.07m)

Double glazed window to the front aspect, radiator.

Bedroom Three

10' 1" x 10' 1" (3.07m x 3.07m)

Double glazed window to the front aspect, radiator.

Family Bathroom

Low level WC, vanity hand wash basin with cupboards under, paneled bath with shower unit above, heated towel rail, double glazed window to the side aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, side gate, courtesy door to the garage.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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17 Great Square
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Property Ref: BRT307774 - 0004

Tenure: Freehold

EPC Rating: B

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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