

for sale

guide price **£210,000**



Bailey Bridge Road Braintree CM7 5TW

This two bedroom semi-detached home would be perfectly suited to a first time buyer looking to enter the property market or for an investor looking to expand their portfolio.

This property is being offered with No Onward Chain.



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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



Double glazed window to the side aspect, stairs leading to the first floor, panelled heater.

garden laid to lawn enclosed by hedging. a brick built sheds benefiting from power and light.

Living Room

19' 7" x 11' 1" (5.97m x 3.38m)

Double glazed window to the front aspect, double glazed french doors to the rear aspect, feature electric fireplace, storage heater, panelled heater.

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)

Inset stainless steel sink unit with left hand drainer with cupboards under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, space for fridge-freezer, space for cooker, space for further appliances, storage cupboard, double glazed window to the rear aspect, double glazed door to the side aspect.

First Floor Landing

Double glazed window to the side aspect, loft aspect.

Bedroom One

14' 3" x 11' 6" (4.34m x 3.51m)

Double glazed window to the front aspect, storage cupboard.

Bedroom Two

11' 6" x 10' 5" (3.51m x 3.17m)

Double glazed window to the rear aspect, storage cupboard.

Family Bathroom

Low level WC, hand wash basin, paneled bath with shower unit above, storage heater, double glazed window to the rear aspect.

Rear Garden

Commences with a paved patio area with the remainder of the



To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
BRAINTREE CM7 1TX

Property Ref: BRT308049 - 0003

Tenure: Freehold

EPC Rating: Awaiting

view this property online connells.co.uk/Property/BRT308049



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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