

for sale

guide price **£350,000**



Guinea Close Braintree CM7 9DP

Nestled in an exclusive and private cul-de-sac is this three bedroom detached home which offers the perfect combination of space, convenience and comfort, with the added benefit of No Onward Chain, the buyer can move in without any delays or complications.



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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 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



Stairs leading to the first floor.

Downstairs Cloakroom

Low level WC, hand wash basin, double glazed window to the side aspect.

Living Room

13' 7" x 12' 2" (4.14m x 3.71m)

Double glazed window to the front aspect, electric fireplace, radiator.

Dining Room

11' 2" x 7' 8" (3.40m x 2.34m)

Double glazed window to the rear aspect, radiator.

Kitchen

10' 9" x 7' 9" (3.28m x 2.36m)

Inset stainless steel sink unit with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, storage cupboard, radiator, double glazed window to the rear aspect.

Conservatory

12' 2" x 9' 8" (3.71m x 2.95m)

Double glazed windows to the side and rear aspect, double glazed french doors to the rear aspect, radiator.

First Floor Landing

Loft access, storage cupboard, double glazed window to the side aspect.

Bedroom One

12' 9" Into Wardrobe x 8' 9" (3.89m Into Wardrobe x 2.67m)

Double glazed window to the front aspect, built in mirror fronted

wardrobes, radiator.

Bedroom Two

11' 2" x 8' 8" Max (3.40m x 2.64m Max)

Double glazed window to the rear aspect, radiator.

Bedroom Three

9' 7" Max x 7' 3" (2.92m Max x 2.21m)

Double glazed window to the front aspect, storage cupboard, radiator.

Family Bathroom

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

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, shed to remain, courtesy door to the garage, outside tap, this garden is a wrap around garden.





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: BRT307951 - 0006

Tenure: Freehold

EPC Rating: C

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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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