





Property Description

Introducing a diamond in the rough: A charming two bedroom semi-detached home that awaits a creative touch! This property, lovingly owned by the same family since its inception, is nestled in a highly desirable estate.

As you step inside, envision the possibilities that await - with a little modernisation, this house can transform into your dream sanctuary. The accommodation comprises; entrance hall, living room, kitchen, conservatory, two well proportioned bedrooms and a bathroom.

Externally, this home benefits from an impressive sized rear garden where opportunities for expansion and enhancements are huge STTP. The property has a shared access driveway with parking to the rear of the property. Additional on street parking is available.

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

Living Room

20' 2" x 12' 5" (6.15m x 3.78m)

Window to the front aspect, electric fireplace

Kitchen

8' 6" x 6' 6" (2.59m x 1.98m)

Inset stainless sink unit one and a half bowl with right hand drainer with cupboard under, work surface to the side with a range of base units, space for cooker, storage cupboard, window and door to the rear aspect.

Conservatory

Doors to the rear aspect, windows to the side and rear aspect.

First Floor Landing

Loft access

Bedroom One

12' 7" x 9' 8" (3.84m x 2.95m)

Window to the front aspect, storage cupboard

Bedroom Two

10' 3" x 9' 2" (3.12m x 2.79m)

Bathroom

Low level WC, pedestal hand wash basin, bath, window to the rear aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, enclosed by flower, tree and shrub borders, side gate, space for parking.

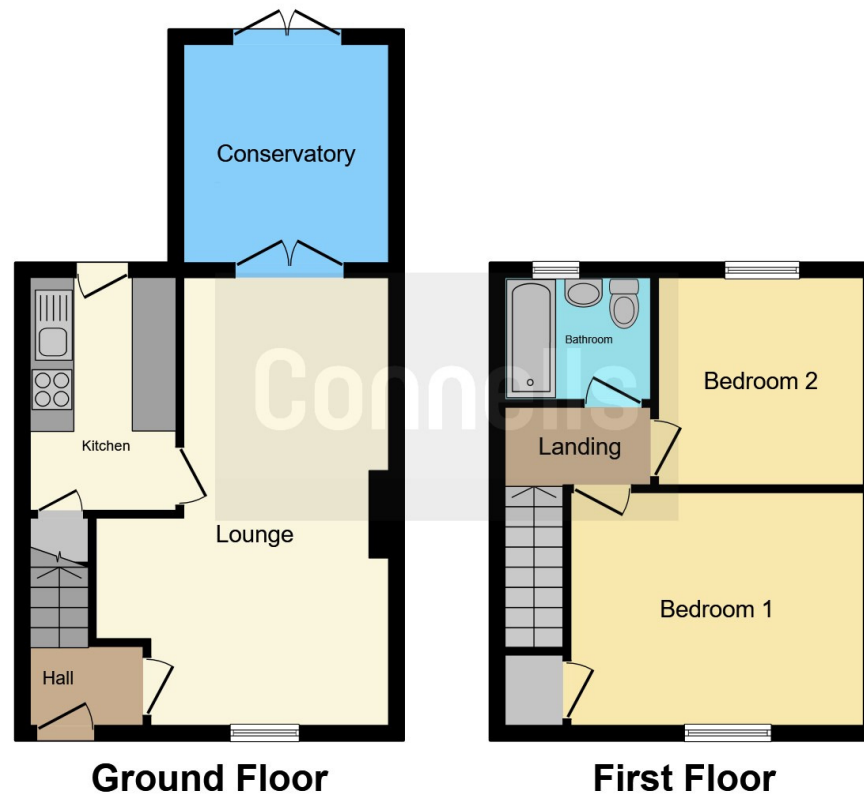
Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.









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

To view this property please contact Connells on

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17 Great Square
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308471



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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