



**Middle Street, Nazeing Waltham Abbey EN9 2LD**



**welcome to**

**Middle Street, Nazeing Waltham Abbey**

**\*\* CASH BUYERS ONLY\*\*** William H Brown are delighted to bring to the market this chain free, three bedroom semi detached family home situated on a premier road in the heart of popular Nazeing Village. An early viewing is a must!



## 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.

## Accommodation Comprising Of: Entrance Porch

Double glazed door to front aspect.

## Entrance Hall

Radiator, storage cupboard

## Cloakroom

Double glazed window to front aspect, tiled floor, WC.

## Lounge

13' 4" x 11' 11" ( 4.06m x 3.63m )

Double glazed window to front aspect, gas fire.

## Dining Room

9' 11" x 8' 10" ( 3.02m x 2.69m )

Radiator

## Kitchen/dining Room

21' 3" x 20' ( 6.48m x 6.10m )

Two double glazed windows to rear aspect, double glazed window to side aspect, radiator, french doors, a rang of wall and base units with complimenting worktops, integrated oven, stainless steel sink, storage cupboard, tiled walls, laminate floor, space for fridge freezer, plumbing for washing machine.

## Landing

Double glazed window to side aspect, access to the loft.

## Bedroom 1

11' 10" x 9' 11" ( 3.61m x 3.02m )

Double glazed window to rear aspect, radiator.

## Bedroom 2

11' 11" x 11' 10" ( 3.63m x 3.61m )

Double glazed window to front aspect, fitted wardrobe, radiator.

## Bedroom 3

8' 5" x 7' 7" ( 2.57m x 2.31m )

Double glazed window to front aspect, radiator.

## Bathroom

Double glazed window to rear aspect, wash and hand basin, tiled walls, walk in shower, wc.

## Exterior

### Rear Garden

To the rear of the property is a patio and lawn area, green house, side access to the rear of the property.



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## Middle Street, Nazeing Waltham Abbey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain free
- Three bedrooms

Tenure: Freehold EPC Rating: D

guide price

**£370,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108229 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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