



Greenways, Feering, Colchester CO5 9LZ

welcome to

Greenways, Feering Colchester

For sale by Modern Method of Auction : Starting Bid Price £425,000 plus reservation fee. A modern four bedroom detached home situated in a popular cul-de-sac in Feering. Offering annexe accommodation. Close to mainline station to Liverpool Street. No onward chain.



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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Location

The popular village of Feering is located between Chelmsford & Colchester, off the A12 trunk road and is approximately 5 miles to Witham and 3 miles to Coggeshall. Feering has the benefit of being within the proximity of the mainline station at Kelvedon, having frequent services to London Liverpool St (50 minute journey time). Kelvedon also provides a variety of shops, restaurant, public houses and service day to day needs. Major shopping centres at the afore said towns of Colchester & Chelmsford. Feering has an excellent primary school, with the local secondary school found in the nearby village of Coggeshall, known as Honeywood Community Science School. Thurstable school in Tiptree.



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Entrance Hall

Double glazed door to front. Leaded light windows to front, wooden flooring, door to lounge, annex and stairs to first floor.

Lounge

13' 5" + bay x 12' 11" max (4.09m + bay x 3.94m max)
Double-glazed leaded light bay window to front, wooden flooring, gas flame fire with stone hearth and surround, TV, telephone point and doorway through to :-

Kitchen / Diner

16' 9" x 10' 9" (5.11m x 3.28m)
Double-glazed window to rear and double-glazed patio door to conservatory. Fitted kitchen with a range of eye level and base units, worktops incorporating 1 1/4 sink and drainer unit with mixer tap. Built-in oven, hob and cooker hood. Plumbing for washing machine and dishwasher. Understairs cupboard, two radiators and tiled flooring.

Conservatory

15' 3" x 7' 8" (4.65m x 2.34m)
Double-glazed windows to rear aspect, doubleglazed door to garden, laminate flooring and lighting.

First Floor

Bedroom One

12' 7" into Bay + door recess x 10' 10" to built in wardrobes (3.84m into Bay + door recess x 3.30m to built in wardrobes)
Double-glazed leaded light bay window to front, built-in double wardrobe, radiator and door to :-

Ensuite

Double-glazed leaded light window to front, lowlevel wc, vanity wash hand basin with mixer tap, shaver point, built-in fully tiled shower cubicle, radiator and tiled flooring.

Bedroom Two

12' 11" to front of built in wardrobes x 7' 11" (3.94m to front of built in wardrobes x 2.41m)
Double-glazed leaded light window to front, radiator and built-in double wardrobe.

Bedroom Three

16' 2" x 8' 10" + door recess (4.93m x 2.69m + door recess)
Previously two separate bedrooms. Two double-glazed windows to rear and two radiators.

Bathroom

Double-glazed window to side, low-level wc, vanity wash hand basin and mixer tap, panel enclosed bath with mixer tap, shaver point, fully-tiled walls, radiator and tiled flooring.

Annexe

Lounge / Bedroom

16' 8" x 8' (5.08m x 2.44m)
Double-glazed leaded light window to front, tv point, telephone point, radiator, inset downlighters, understairs cupboard and door to :-

Kitchen

10' 9" narrowing to 4' 10" x 8' 2" (3.28m narrowing to 1.47m x 2.49m)
Double-glazed door to garden, double-glazed windows to rear and side. Fitted kitchen with a range of wall and base units, worktops incorporating 1 1/4 sink and drainer unit and mixer tap, built-in oven and hob, wall mounted boiler, plumbing for washing machine, laminate flooring and door to :-

Shower Room

Double-glazed window to side, low-level wc, pedestal wash hand basin, fully-tiled shower cubicle, fully-tiled walls, flooring and extractor.

Exterior

Front

Off-road parking for two cars in tandem formation. Garden laid to lawn with driveway and paved path leading to front of property.

Rear

Rear garden with patio area, sloped down to additional patio area, with remainder laid to lawn and side gates leading to front of the property.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached
- Four Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS104438 - 0006

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