

The Street, Stisted CM77 8AW



welcome to

The Street, Stisted

This grade II listed period cottage is situated in the heart of Stisted, a quiet village on the outskirts of Braintree. The cottage boasts a large open plan living/dining room, a traditional style kitchen, a downstairs shower room with utility space. two large bedrooms and a bathroom.

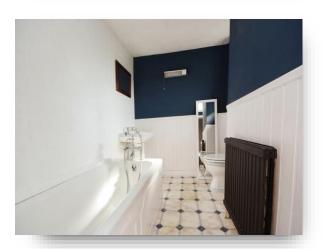












Auctioneer's Comments

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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.

Kitchen

12' 9" max x 11' 4" (3.89m max x 3.45m)

Entered through the front door into a traditional cottage style kitchen which is comprises a butler sink with adjoining wooden work surfaces and tiled splash backs. A range of under cupboards, drawers and base units and a wooden topped island with under cupboard storage and a built in wine rack. There is space and plumbing for a dishwasher and an oil fired ESSE cooker (AGA style). Complete with tiled flooring and a window to the front.

Lobby

3' 8" x 2' 8" (1.12m x 0.81m)

Connecting the kitchen to the downstairs shower room and utility space with a window to the rear.

Utility Room/ Shower Room

10' 8" x 6' 6" max (3.25m x 1.98m max)

A two piece suite comprising a low level W/C, a shower cubicle, space and plumbing for a washing machine and a tumble dryer. Complete with a barn door to the rear and a heated towel rail.

Storage

4' 4" max x 13' 9" max (1.32m max x 4.19m max) Storage accessed from utility room/shower.

Lounge / Diner

19' 8" max x 11' 2" (5.99m max x 3.40m)

A large open plan, dual aspect room with an exposed red brick chimney breast with an inset fireplace on a tiled hearth. Complete with two radiators, an open staircase rising to first floor and exposed beams.

Landing

Access to rooms and loft access.

Bedroom One

16' 7" max x 11' 2" (5.05m max x 3.40m)

A large dual aspect double bedroom with a built in wardrobe and two radiators.

Bedroom Two

11' 4" min x 6' 4" min (3.45m min x 1.93m min)
A large single bedroom with two windows to the front and a radiator.

Bathroom

A partially tiled and partially wood-panelled three piece suite comprising a low level W/C, a pedestal wash hand basin and a panelled bath. Complete with vinyl flooring, one radiator, a window to the rear and a porthole window to rear.

Front Garden

To the front of the cottage is an open and tarmac drive providing off road parking for two cars with direct access into the kitchen. To the right of the drive is a lawned front garden which is enclosed by hedgerow and gated access to the front with a path leading to the front door.





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The Street, Stisted

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End-terrace two bedroom period cottage
- Grade II listed

Tenure: Freehold EPC Rating: F

guide price

£230,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGS105300 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is 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 or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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