



**The Street, Stisted CM77 8AW**

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## **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

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.

## 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

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