



Houlton House, The Street, Stisted CM77 8AW

welcome to

Houlton House, The Street, Stisted

* Open House 6th July 2024. Appointments only. Please call to book * Charming and beautifully presented period house located in the picturesque village of Stisted. Accommodation offers two bedrooms, lounge, kitchen and bathroom. Off road parking for two vehicles. 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 4.5% 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.

Location

The village of Stisted is surrounded by charming countryside and is noted for the Braintree Golf Club. The village also offers one of the area's best primary schools which is rated Ofsted outstanding. The market town of Braintree is within easy access and affords a good range of shopping facilities including the George Yard Shopping Centre, the High Street and the Braintree Village shopping Outlet on the edge of town. Braintree also has the benefit of a railway line, and also A120 to Stansted Airport.



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Entrance Porch

Entrance door to front and door leading into :-

Lounge / Diner

17' 7" max x 15' 1" (5.36m max x 4.60m)
Double glazed window to front. Exposed beams, feature fireplace with inset open fire. Door leading to stairs rising to first floor. Door into :-

Kitchen / Breakfast Room

13' 2" x 7' 4" (4.01m x 2.24m)
Double glazed window to rear. Beautiful fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Built in oven, hob with extractor over. Integrated dishwasher. Space for fridge/freezer. Built in seating/dining area. Spotlighting and door into :-

Hallway

Plumbing for washing machine and storage cupboard. Doors into rear garden and door into :-

Shower Room

Double glazed window to rear. Double shower cubicle, pedestal wash hand basin and w.c. Fully tiled walls and spotlighting.

First Floor

Landing

With doors into :-

Bedroom One

9' 5" x 9' 3" (2.87m x 2.82m)
Double glazed window to front. Built in wardrobes.

Bedroom Two

8' 1" x 7' 7" (2.46m x 2.31m)
Double glazed window to rear. Built in wardrobes.

Exterior

Front

Small enclosed front garden with entrance gate. Off road parking for two vehicles.

Rear Garden

Beautiful landscaped rear garden enclosed by panel fencing and brick wall. Commencing with a paved patio area and pathway leading to deck area. Lawned area and bedding.

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Houlton House The Street, Stisted

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Mid terraced

Tenure: Freehold EPC Rating: F

guide price

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS105340 - 0003

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 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 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) 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.

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.



william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex,
CO6 1TS



williamhbrown.co.uk