

High Street, Kelvedon CO5 9JD

welcome to

High Street, Kelvedon

Wyvern House is a exceptional Grade II listed home located in the heart of Kelvedon. Circa 16th -17th century. The property boasts a wealth of character features such as exposed beams and timbers with fireplaces. Four bedrooms, bathroom and shower room. Driveway for 3 cars and rear garden.













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, jamsold 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard. Radiator. Doors into :-

Sitting Room

22' 1" x 16' 2" (6.73m x 4.93m)

Sash bay window to front. Window to side. Exposed beams and wooden flooring. Open feature fireplace with brick hearth. Radiator.

Lounge

17' 1" x 16' (5.21m x 4.88m)

French doors to rear with shutters. Stain glass feature window to side. Exposed beams, wooden flooring and open fireplace. Built in cupboard. Two radiators. Door into:-

Storage Room

7' 9" x 6' 8" (2.36m x 2.03m) Door into :-

Utility Room

8' x 6' 8" (2.44m x 2.03m) Sink and large storage cupboard.

Rear Lobby

Side access door. Stairs down to cellar.

Cellar

13' 7" x 10' 10" (4.14m x 3.30m)

Kitchen / Diner

17' 10" x 13' 7" (5.44m x 4.14m)

Two windows to side. Bespoke wooden fitted kitchen with a range of wall and base units with worksurfaces incorporating ceramic sink and drainer. Coal fuelled AGA, electric oven, gas hob and extractor hood over. Tiled splashbacks and exposed beams. Door leading to stairs rising to first floor.

Second Utility Room

14' 4" x 5' 4" (4.37m x 1.63m)

Windows to sides. Door leading into rear garden. Washing machine and space for fridge/freezer. Door into:-

Shower Room

7' 9" x 7' 3" (2.36m x 2.21m)

Window to side. Corner shower cubicle, wash hand basin and wc. Three storage cupboards. Boiler & radiator.

First Floor

Landing

Doors into:-

Bedroom One

21' x 16' (6.40m x 4.88m)

Two sash windows to front with secondary glazing. Window to side with shutters. Built in storage cupboard. Feature open fireplace. Exposed beams and timbers. Two radiators.

Bathroom

Bath, wash hand basin and wc. Radiator.

Bedroom Two

17' 7" x 16' 9" (5.36m x 5.11m) Windows to side and rear. Fireplace. Walk in wardrobe and radiator .Door into :-

Landing Bedroom Four

16' 4" x 11' 2" (4.98m x 3.40m) Window to side and fireplace.

Bedroom Three

14' 4" x 14' 1" (4.37m x 4.29m) Window to side.

Exterior

Front

Gates leading to driveway to side of property. Offering off road parking for three vehicles.

Rear Garden

South facing. Enclosed rear garden mainly laid to lawn with mature shrubs and trees





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II listed
- Four bedrooms

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

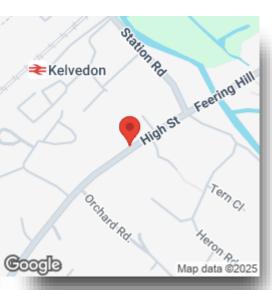
guide price

£425,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGS105515 - 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 quidance 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.



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