



**Vesta Close, Coggeshall CO6 1QG**



**welcome to**

**Vesta Close, Coggeshall**

Detached five bedroom family home located in a small Cul-De-Sac. Two reception rooms, downstairs cloakroom, kitchen and utility room. Bathroom and ensuite. Double garage, enclosed rear garden and field views to rear.



### 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 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

Entrance door to front and window to front.

### Inner Hallway

Stairs rising to first floor and doors to :-

### Kitchen

17' 1" x 10' 4" ( 5.21m x 3.15m )

Window to rear and door to side. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Part -tiled walls and tiled flooring.

### Dining Room

12' 8" x 12' 4" ( 3.86m x 3.76m )

Window to rear.

### Lounge

18' 2" x 14' 9" ( 5.54m x 4.50m )

Double glazed patio doors to rear and window to side.

### Utility Room

9' 6" x 6' 7" ( 2.90m x 2.01m )

Window to front. Range of wall and base units with worksurfaces.

### Cloakroom

Window to side. Wash hand basin and wc.

### First Floor

### Landing

Window to front. Doors to :-

### Bedroom One

15' 7" x 13' 7" ( 4.75m x 4.14m )

Window to front. Door into :-

### Ensuite Bathroom

9' 9" x 8' 6" ( 2.97m x 2.59m )

Window to side. Panel enclosed bath with shower over and shower screen. Pedestal wash hand basin and wc.

### Bedroom Two

12' 7" x 12' ( 3.84m x 3.66m )

Window to rear.

### Bedroom Three

12' 6" x 12' ( 3.81m x 3.66m )

Window to rear.

### Bedroom Four

12' x 8' 11" ( 3.66m x 2.72m )

Window to rear.

### Bedroom Five

13' 1" x 9' 7" ( 3.99m x 2.92m )

Window to front.

### Bathroom

9' x 8' 4" ( 2.74m x 2.54m )

Window to side. Panel enclosed bath with shower over. Pedestal wash hand basin and wc.

### Exterior

### Front

Driveway to front offering ample off road parking.

### Rear Garden

Enclosed by panel fencing. Side access gate. Patio area, lawned area and mature flower and shrub bedding.



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## Vesta Close, Coggeshall

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

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

guide price

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGS105751 - 0002

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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.



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