



St. Andrews Avenue, Colchester, CO4 3AG

welcome to

St. Andrews Avenue, Colchester

This six bedroom bay fronted semi detached house could provide an ideal HMO investment opportunity, currently achieving £3150 pcm (around £2,800 with utilities deducted). The property offers excellent access to the Hythe station, local amenities such as Tesco superstore and the University of Essex.



CURRENTLY CONFIGURED AS A HMO INVESTMENT OPPORTUNITY, THIS PROPERTY WOULD ALSO MAKE AN IDEAL FAMILY HOME WITH A FEW SMALL ADJUSTMENTS TO THE CURRENT CONFIGURATION.

Early viewing is advised of this six bedroom semi detached house situated on St Andrews Avenue. The ground floor comprises entrance hall, lounge/diner, kitchen, three bedrooms and a shower room. The first floor offers three further bedrooms and a four piece bathroom. Externally there is a large driveway providing off road parking for several cars and a large enclosed rear garden. The property is offered with all fixtures, fittings and furniture included.

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.

Entrance Door To:

Entrance Hall

Upvc double glazed window to front, stairs to first floor, under stairs storage cupboard, doors to:

Bedroom Four

11' 6" max x 9' 7" max (3.51m max x 2.92m max)

Upvc double glazed bay window to front, carpet, radiator.

Lounge / Dining Room

16' 1" x 10' 1" max into door recess (4.90m x 3.07m max into door recess)

Laminate flooring, radiators, square archway to:

Kitchen

16' 5" x 8' 8" (5.00m x 2.64m)

Range of base and eye level units, roll edge work surfaces, inset stainless steel sink and drainer unit, part tiled walls, tiled floor, range style oven with stainless steel splashback and extractor hood over, washing machine and tumble dryer, tall fridge/freezer, dishwasher, upvc double glazed window to side, leading to:

Rear Lobby

With upvc double glazed door to side, boiler and doors to:

Bedroom Five

10' x 8' 4" (3.05m x 2.54m)

Upvc double glazed window to side, radiator.

Bedroom Three

14' max x 9' 9" max (4.27m max x 2.97m max)

Upvc double glazed window to rear and upvc double glazed sliding patio doors to side giving access to garden, radiator.

Shower Room

Upvc double glazed window to side, double shower cubicle, pedestal wash hand basin and low level w.c., tiled walls and flooring, radiator, upvc double glazed window to side.

First Floor Accommodation

Landing

Upvc double glazed window to side, doors to:

Bedroom One

12' x 10' 1" (3.66m x 3.07m)

Upvc double glazed window to rear, radiator.

Bedroom Two

12' x 10' 1" max into door recess (3.66m x 3.07m max into door recess)

Upvc double glazed window to front, radiator.

Bedroom Six

8' 9" x 8' (2.67m x 2.44m)

Upvc double glazed window to front, radiator.

Bathroom

Upvc double glazed window to rear, four piece bathroom suite comprising panel enclosed bath with central mixer tap and shower attachment head, separate double shower cubicle, pedestal wash hand basin and low level w.c., tiled walls, radiator.

Outside Front

There is a large driveway providing off road parking for several cars. Small flower bed with shrubs and hedging. Side access to rear.

Rear

There are steps up to a generous rear garden which comprises of lawned and patio sections, seating area with pergola over and garden sheds, all enclosed by hedging and fencing.

There is also a large paved and covered area adjacent to the back door which is ideal for many uses including a seating area.



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

St. Andrews Avenue, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Semi Detached HMO or Family Home
- Six Bedrooms
- Shower Room & Bathroom
- Ample Parking & Large Rear Garden
- Close To Hythe Station, Tesco & University Of Essex

Tenure: Freehold EPC Rating: Awaited

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119838 - 0002

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.

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