

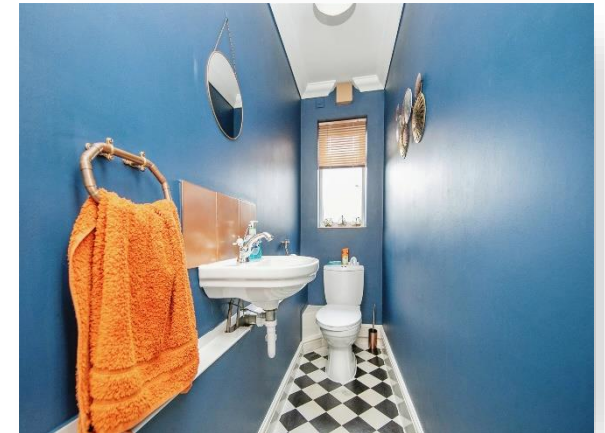


Wyndham Close, Colchester, CO2 8UY

welcome to

Wyndham Close, Colchester

This well presented and spacious terraced house is situated on the south side of Colchester in the Blackheath area and fronts onto a greensward area. The property offers good access to local amenities and schooling.



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.

Description

This well presented home could be ideal for the growing family. Ground floor accommodation comprises entrance porch, living room, dining room, modern kitchen with French doors onto the garden and cloakroom. The first floor offers two double bedrooms, third single bedroom and family bathroom, as well as boarded loft space. Externally there are front and rear gardens, as well as GARAGE in a block.

Entrance Door To:

Entrance Porch

Laminate flooring, electric fuseboard, upvc double glazed window to front.

Lounge

16' max x 14' 1" max (4.88m max x 4.29m max)
Stairs to first floor with cupboard under, two radiators, laminate flooring, upvc double glazed window to front with fitted blinds, leading to:

Dining Room

16' x 9' (4.88m x 2.74m)
Laminate flooring, two radiators, doors to:

Kitchen

11' max x 7' 1" max (3.35m max x 2.16m max)
Range of base and eye level units, work surfaces, large sink unit, tiled splashbacks, integrated electric oven and hob with extractor hood over, spaces and plumbing for washing machine + tumble dryer + American style fridge/freezer, tiled floor, upvc double glazed double patio doors to rear and upvc double glazed window to rear.

Cloakroom

Low level w.c., wall mounted wash hand basin, vinyl flooring, upvc double glazed window to rear.

First Floor Accommodation

Landing

Newly fitted carpets, radiator, loft access, doors to:

Bedroom One

12' 1" x 9' max (3.68m x 2.74m max)
Upvc double glazed window to front with fitted blinds, radiator, new carpets.

Bedroom Two

10' 1" x 10' max (3.07m x 3.05m max)
Upvc double glazed window to rear with fitted blinds, newly fitted carpets, radiator.

Bedroom Three

9' 9" max x 6' 1" max (2.97m max x 1.85m max)
Upvc double glazed window to front with fitted blinds, radiator, cupboard over stairs.

Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level w.c. and pedestal wash hand basin, vinyl flooring, tiled walls, upvc double glazed window to rear.

Loft Space

Full boarded with drop down ladder and Valliant combi boiler.

Outside

The front garden comprises of lawn area and concrete pathway to front door, enclosed by small brick wall.

There is a courtyard style rear garden which is block paved with gated access to rear, all enclosed by panel fencing.

The property benefits from having a GARAGE in a block.



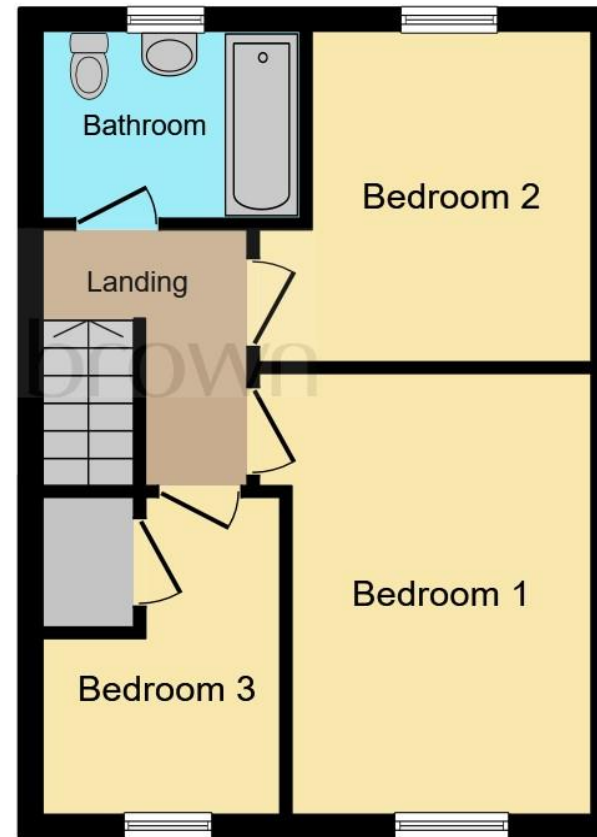
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Ground Floor



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

Wyndham Close, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Terraced Family Home
- Spacious Living Accommodation
- Three Bedrooms
- Cloakroom & Family Bathroom
- Gardens & Garage

Tenure: Freehold EPC Rating: Awaited

guide price

£230,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CCS120022](https://www.williamhbrown.co.uk/Property/CCS120022)



Property Ref:
CCS120022 - 0003

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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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