



**Albert Street, Colchester, CO1 1RU**

**welcome to**

**Albert Street, Colchester**

Offered by modern method of auction, this two bedroom terraced house is ideally situated for access to Colchester's city centre and north station with direct links to London Liverpool Street in around 50 minutes.



## 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

Perfectly situated for access to amenities and transport links, this two bedroom terraced house benefits from no onward chain. Ground floor accommodation comprises lounge, kitchen and rear lobby. The first floor offers two bedrooms and family bathroom. Externally there is a courtyard garden and driveway parking.

## Entrance Door To:

### Lounge

12' 1" max x 10' 1" max ( 3.68m max x 3.07m max )  
Window to front, feature fireplace.

### Kitchen

8' max x 7' 1" max ( 2.44m max x 2.16m max )  
Range of matching base and eye level units, work surfaces, inset single sink and drainer unit, electric cooker with extractor over, washing machine, stairs to first floor, window to rear.

### Lobby

4' 1" x 3' 1" ( 1.24m x 0.94m )  
Fridge/freezer, door to side.

## First Floor Accommodation

### Landing

Doors to:

### Bedroom One

12' 1" max x 10' 1" max ( 3.68m max x 3.07m max )  
Window to front, feature fireplace, radiator, built-in wardrobe, cupboard housing boiler.

### Bedroom Two

8' x 7' 1" max ( 2.44m x 2.16m max )  
Window to rear, radiator.

### Bathroom

Three piece suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c., radiator, window to rear.

### Outside

There is a block paved driveway providing off road parking for two cars.

The property benefits from courtyard rear garden.



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## Albert Street, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Older Style Terraced House
- Two Bedrooms
- Courtyard Rear Garden
- Off Street Parking
- Close To City Centre & Station

Tenure: Freehold EPC Rating: D

guide price

**£130,000**



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



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Property Ref:  
CCS120165 - 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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