





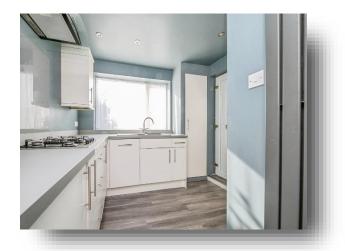




welcome to

Pownall Crescent, Colchester

OFFERED WITH NO ONWARD CHAIN, this older style two bedroom house is situated on the south side of Colchester off Mersea Road, around 0.6 miles from St Botolphs train station and the city centre. There are further local amenities and schools nearby.













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.

Description

This property could provide an ideal first time purchase or investment opportunity and is offered with no ongoing chain. Ground floor accommodation comprises kitchen, dual aspect lounge, hallway and shower room. The first floor offers two good size bedrooms. Externally there is off road parking for one car.

Entrance Door To:

Kitchen

Range of white base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, single oven and four ring gas hob with extractor over, under counter fridge and freezer, dishwasher, radiator, laminate flooring, vaillant combi boiler, double glazed window to side, spotlights, door to:

Lounge

18' max x 9' 1" max (5.49m max x 2.77m max) Laminate flooring, radiator, electric fireplace, double glazed window to front, double glazed window to side, spotlights, door to:

Inner Hall

Radiator, utility cupboard, space and plumbing for washing machine and tumble dryer, stairs to first floor, door to:

Shower Room

Modern white three piece suite comprising shower cubicle, vanity wash hand basin and low level w.c., heated towel rail, spotlights, vinyl flooring.

First Floor Accommodation

Landing

Double glazed window to front, doors to:

Bedroom One

12' 1" x 9' 1" (3.68m x 2.77m)
Double glazed window to side, radiator.

Bedroom Two

11' x 6' 1" max (3.35m x 1.85m max) Double glazed window to side, single wardrobe, radiator, carpet.

Outside

There is parking for one car and a communal outside space.



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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Pownall Crescent, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached House Close To Station & City Centre
- Kitchen & Lounge/Diner
- Ground Floor Bathroom
- Two First Floor Bedrooms
- Parking For One Car

Tenure: Freehold EPC Rating: D

guide price

£120,000





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/CCS120431



Property Ref: CCS120431 - 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 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.





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