



Rowan Place, Colchester, CO1 1AJ

welcome to

Rowan Place, Colchester

This modern four double bedroom town house is situated within walking distance of Colchester's mainline train station with direct links to London Liverpool Street within an hour. The property is also close to local amenities, supermarkets and Colchester's city centre, with a short drive to the A12.



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 spacious mid terrace family home offers flexible accommodation arranged over three storeys.

The ground floor offers entrance hall, dining room/bedroom four, cloakroom and light and airy kitchen/breakfast room with doors onto the garden. The first floor offers spacious lounge, bedroom three and a shower room. The top floor benefits from master bedroom with en suite shower room, second bedroom and family bathroom.

Externally there is an enclosed rear garden and double car port.

Entrance Door To:

Entrance Hall

Laminate flooring, radiator, stairs to first floor with under stairs storage.

Cloakroom

Modern suite comprising low level w.c. and pedestal wash hand basin, wood effect flooring, radiator, part tiled walls, extractor fan.

Dining Room / Bedroom Four

15' 10" x 8' (4.83m x 2.44m)
Upvc double glazed window to front, radiator, carpet.

Kitchen / Breakfast Room

14' 6" max x 9' 2" max (4.42m max x 2.79m max)
Range of base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, built-in double oven and gas hob with extractor over, plumbing and space for washing machine, space for appliances, tiled floor, upvc double glazed window to rear, upvc double glazed double doors to rear garden.

First Floor Accommodation

Landing

Carpet, radiator, stairs to second floor, doors to:

Lounge

15' 3" max x 14' 6" max (4.65m max x 4.42m max)
Two upvc double glazed windows to front, radiator, carpet.

Bedroom Three

14' 5" x 9' 8" (4.39m x 2.95m)
Two upvc double glazed windows to rear, radiator, carpet.

Shower Room

Shower cubicle, low level w.c., wash hand basin, wood effect flooring, part tiled walls, radiator, extractor fan.

Second Floor Accommodation

Landing

Built-in cupboard, doors to:

Bedroom One

14' 5" x 9' 2" (4.39m x 2.79m)
Two upvc double glazed windows to rear, radiator, carpet, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, radiator, laminate wood flooring, part tiled walls, extractor fan.

Bedroom Two

14' 6" x 9' 3" (4.42m x 2.82m)
Two upvc double glazed windows to front, radiator, carpet.

Family Bathroom

White suite comprising panel enclosed bath, wash hand basin and low level w.c., part tiled walls, laminate wood flooring, extractor fan.

Outside

The property benefits from rear garden which is laid to patio and lawn, enclosed by panel fencing with rear access gate.

There is a DOUBLE CAR PORT.



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welcome to

Rowan Place, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Modern 3 Storey Town House
- Spacious Living Accommodation
- Four Double Bedrooms
- Cloakroom, 2 Shower Rooms & Bathroom
- Enclosed Garden & Double Car Port

Tenure: Freehold EPC Rating: C

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120412 - 0002

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