



**Osborne Street, Colchester, CO2 7DP**

**welcome to**

**Osborne Street, Colchester**

INVESTMENT OPPORTUNITY. Fully HMO Licensed. This property has been divided into five bedsits and is situated in the heart of Colchester, within walking distance of the city centre with its shops, cafes, restaurants, Castle Park and train station.



## 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.

## Entrance Door To:

### Entrance Hall

With stairs to first floor and doors to the communal shower room with toilet.

### Shower Room

Shower cubicle, wash basin, two built-in cupboards, door to W.C., window to front.

## Bedroom Three

13' max x 10' 6" max ( 3.96m max x 3.20m max )

Base units, eye level cupboard, work surface, inset sink and drainer, splashback, wall mounted heater, window to rear.

## First Floor Accommodation

Window to front, doors to:

### Landing

Stairs to second floor, doors to:

## Bedroom Two

14' 4" max x 9' 10" + door recess ( 4.37m max x 3.00m + door recess )

Two windows to rear, wall mounted heater, kitchenette area comprising wall and base cupboards, work surface, inset sink and drainer unit, splashback.

## Bedroom Five

12' 8" max x 8' 3" max ( 3.86m max x 2.51m max )

Window to front, wall mounted heater, kitchenette area comprising base and eye level units, work surface, inset sink and drainer, splashback.

## Second Floor Accommodation

### Landing

Window to front, doors to:

## Bedroom One

14' 8" max x 10' 1" + door recess ( 4.47m max x 3.07m + door recess )

Two windows to rear, wall mounted heater, kitchenette area comprising base and eye level units, work surfaces, inset sink and drainer unit, splashback.

## Bedroom Four

12' 9" max x 8' 6" max ( 3.89m max x 2.59m max )

Window to front, wall mounted heater, kitchenette area comprising base and eye level units, inset sink and drainer, splashback.

## Outside

There is a courtyard area with high level brick wall.



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](http://www.focalagent.com)



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## **Osborne Street, Colchester**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT OPPORTUNITY
- Five Bedsits
- Communal Shower Room
- City Centre Position
- HMO Licensed

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

guide price

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS120495 - 0008

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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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