



Nunns Road, Colchester, CO1 1EJ

welcome to

Nunns Road, Colchester

This semi detached character home is situated within Colchester's city centre, within walking distance of shops, amenities, cafes and restaurants. The city centre also benefits from green spaces within the Castle Park and Colchester town train station to provide good transport links.



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

Early viewing is strongly advised of this charming semi detached house situated within the heart of Colchester and offered with no ongoing chain. Ground floor accommodation comprises lounge with feature fireplace, dining room and kitchen. The first floor offers two double bedrooms and a family bathroom. Externally there is an enclosed rear garden and permit parking is available.

Entrance Door To:

Lounge

12' max x 10' max (3.66m max x 3.05m max)
Wooden flooring, radiator, shelving, feature cast iron fireplace with wooden surround, door to:

Dining Room

13' 7" max x 11' 11" max (4.14m max x 3.63m max)
Wooden flooring, blocked fireplace, French doors to garden, stairs to first floor, under stairs storage, radiator, step up to:

Kitchen

7' max x 6' max (2.13m max x 1.83m max)
Range of base and eye level units, wooden work surfaces, inset sink and drainer unit, integrated oven and hob, space for washing machine, boiler, tiled floor, part tiled walls, windows to rear and side.

First Floor Accommodation

Landing

Carpet, loft access, doors to:

Bedroom One

12' max x 9' 11" max (3.66m max x 3.02m max)
Wooden flooring, blocked feature fireplace, radiator, window to front, shelving.

Bedroom Two

10' 8" max x 9' 2" max (3.25m max x 2.79m max)
Carpet, built-in wardrobe, blocked feature fireplace, window to rear, radiator.

Bathroom

Frosted window to rear, radiator, panel enclosed bath with shower over, low level w.c., wash hand basin, tiled walls and floor.

Outside

There is a tiered courtyard rear garden with side access to the front.

The vendor has advised us that there is permit parking available which is currently £78 per annum.



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welcome to

Nunns Road, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Character Home
- Two Reception Rooms
- Two Double Bedrooms
- First Floor Bathroom
- Enclosed Garden & Permit Parking

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

guide price

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121121 - 0002

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