



**Bromley Road, Colchester CO4 3JF**



**welcome to**

**Bromley Road, Colchester**

Offering an opportunity for a full refurbishment, this two bedroom semi detached cottage is situated on the east side of Colchester, offering good access to the University of Essex, local shops, amenities and schools.



### 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 £300 inc VAT towards the preparation cost of the pack.

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.

### Important

WE ALERT ALL POTENTIAL BUYERS THAT WE ARE UNABLE TO SAFELY PROVIDE ACCESS TO THE FIRST FLOOR OF THIS PROPERTY AND THEREFORE ONLY THE GROUND FLOOR AND EXTERIOR WILL BE SHOWN.

### Entrance Door To:

#### Entrance Porch

With door to:

#### Living Room

12' 9" x 11' 5" ( 3.89m x 3.48m )

Double glazed window to front, door to:

#### Dining Room

13' 8" max x 6' 5" max ( 4.17m max x 1.96m max )

Cupboard, square archway to:

#### Kitchen

9' 10" x 7' 2" ( 3.00m x 2.18m )

Double glazed window to rear, storage cupboards, space for appliances, door to:

#### Rear Lobby

With door to side and door to:

#### Bathroom

Low level WC, wash hand basin, double glazed window to side.

### First Floor Accommodation

#### Bedroom One

13' 8" x 10' 9" ( 4.17m x 3.28m )

Double glazed window to front.

#### Bedroom Two

13' 8" x 6' 9" ( 4.17m x 2.06m )

Double glazed window to rear.

#### Outside

Gate providing access to front courtyard, enclosed by brick wall. Side access to rear.

The rear gardens is laid to lawn with mature shrubs and hedges, enclosed by panel fencing.



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## **Bromley Road, Colchester**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached house Requiring Refurbishment
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

guide price

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ108959 - 0006

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.

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.

  
**william h brown**



**01206 843464**



[ColchesterStJohns@williamhbrown.co.uk](mailto:ColchesterStJohns@williamhbrown.co.uk)



42a St Christopher Road, Colchester, Essex,  
CO4 0NA



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**