



**St. Bernard Road, Colchester, CO4 0LF**



**welcome to**

**St. Bernard Road, Colchester**

Offered with NO ONWARD CHAIN this charming TWO/THREE BEDROOM SEMI-DETACHED BUNGALOW offers the POTENTIAL TO MAKE THE PERFECT HOME with viewing highly recommended. Situated on the MUCH SOUGHT-AFTER ST JOHNS ESTATE ideal for VARIOUS SHOPS, local schools and the A12/A120.



## 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

The property is entered via the front door with obscure double glazed insets leading to:

## Porch

Leaded windows to the front and side aspects and a part obscure double glazed door leading to:

## Hallway

Access to the loft, three built-in cupboards (with a window to the side and housing the electric meter), radiator and doors leading to;

## Living Room

20' 2" x 11' 6" ( 6.15m x 3.51m )

Two leaded double glazed windows to the front aspect, borrowed light window to the side aspect, chimney breast with brick fireplace feature, radiator and a dado rail.

## Kitchen

12' 10" x 7' 8" max ( 3.91m x 2.34m max )

Part obscure double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine, wall-mounted Glow Worm boiler and tiled flooring.

## Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, radiator, part tiled walls and tiled flooring.

## Bedroom One

12' 2" x 9' 8" ( 3.71m x 2.95m )

Leaded double glazed window to the front aspect, radiator and a dado rail.

## Bedroom Two

9' 6" x 8' 6" ( 2.90m x 2.59m )

Double glazed window to the rear aspect and a radiator with wooden cover.

## Dining Room / Bedrooms Three

10' x 9' ( 3.05m x 2.74m )

Radiator, dado rail and obscure glazed multi-paned French doors leading to:

## Conservatory / Lean To

8' 10" x 7' 2" ( 2.69m x 2.18m )

Double glazed multi-paned door opening onto the rear garden, windows to the rear and side aspects and a radiator.

## Rear Garden

The rear garden is mainly paved with a wooden shed, water butt, external tap and further access via the side gate.

## Front Garden

The front garden is mainly laid to lawn (with a boxed gas meter to the side of the property).

## Garage

16' x 8' ( 4.88m x 2.44m )

Up and over door to the front, door to the side with power and lighting connected.

## Parking

There is a driveway to the side of the property providing off road parking for a number of vehicles.



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## St. Bernard Road, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two/Three Bedrooms
- Semi-Detached Bungalow

Tenure: Freehold EPC Rating: E

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109356 - 0003

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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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