



Booth Avenue, COLCHESTER, CO4 3AZ

welcome to

Booth Avenue, COLCHESTER

Offered with NO ONWARD CHAIN this EXTENDED DETACHED HOUSE provides SUBSTANTIAL FAMILY ACCOMMODATION with SOME MODERNISATION REQUIRED. Situated in a SOUGHT-AFTER RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, BUS SERVICES and the A12/A120. Viewing is absolutely essential.



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 part obscure double glazed front door leading to:

Porch

Obscure double glazed window to the front aspect, built-in cupboard, radiator and a part glazed multi-paned door leading to:

Living Room

17' 6" x 13' max (5.33m x 3.96m max)
Double glazed windows to the front and side aspects, vertical designer radiator, stairs rising to the first floor and open access leading to:



Dining Area

16' 8" x 9' 4" (5.08m x 2.84m)
Two obscure double glazed windows to the side aspect, radiator, wall-mounted air-conditioning unit, open access to the kitchen/breakfast room and a door leading to:

Inner Lobby

Gas meter, door to the garage and a door leading to:

Cloakroom

Low level WC, wash hand basin with mixer tap and part tiled walls.

Kitchen / Breakfast Room

19' 8" x 14' 8" max (5.99m x 4.47m max)
Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards with drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, built-in larder cupboard, vertical designer radiator and a door leading to:

Utility / Studio

11' x 9' (3.35m x 2.74m)
Double glazed window to the rear aspect, access to the loft storage area, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards with drawers and a radiator.

First Floor Landing / Study

Potential study/dressing area with double glazed window to the side aspect, access to the loft, built-in cupboard (housing the Ideal boiler), radiator and doors leading to;

Bedroom One

11' 10" x 10' 2" max (3.61m x 3.10m max)
Double glazed window to the rear aspect, access to the loft, radiator and a door leading to:

En-Suite Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with adjustable shower head/mixer tap, pedestal wash hand basin with mixer tap, low level WC, bidet, heated towel rail, extractor fan, inset spotlights and tiled flooring.

Bedroom Two

11' 6" x 10' 4" (3.51m x 3.15m)
Double glazed windows to the front and side aspects, fitted wardrobes and a radiator.

Bedroom Three

8' 6" x 6' 10" max (2.59m x 2.08m max)
Double glazed window to the front aspect and a radiator.

Shower Room

Obscure double glazed window to the side aspect, shower cubicle with Aqualisa electric shower and adjustable shower head, pedestal wash hand basin with mixer tap, low level WC, radiator, inset spotlights and part tiled walls.

Rear Garden

The rear garden is in need of some cultivation with an aluminium shed and external tap.

Garage

12' x 8' (3.66m x 2.44m)
Part obscure double glazed double doors to the front, solar panel controls, electric meter with power and lighting connected.

Parking

There is a substantial block paved driveway to the front of the property providing off road parking for a number of vehicles.

Agents Note

There are solar panels included situation on the roof of the property.



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Booth Avenue, COLCHESTER

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Extended Detached Family House

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109207 - 0004

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