



Crown Bays Road, Colchester, CO4 0BU

welcome to

Crown Bays Road, Colchester

Offered with NO ONWARD CHAIN this fantastic MID-TERRACE HOUSE is WELL-PRESENTED and offers the potential to make the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR RESIDENTIAL LOCATION the property is convenient for LOCAL SCHOOLS, various shops, BUS ROUTES 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 oval double glazed inset leading to:

Hallway

Stairs to the first floor and a door leading to:

Living Room

15' x 12' max (4.57m x 3.66m max)

Leaded double glazed window to the front aspect, chimney breast with gas fireplace feature, built-in understairs cupboard, radiator and a door leading to:

Kitchen / Dining Room

18' x 9' (5.49m x 2.74m)

Part leaded double glazed door opening onto the rear garden, two leaded double glazed windows 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, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, built-in cupboard and a dado rail.

First Floor Landing

Access to the loft, built-in cupboard and doors leading to;

Bedroom One

12' 8" x 9' (3.86m x 2.74m)

Leaded double glazed window to the rear aspect.

Bedroom Two

9' 2" x 8' 10" max (2.79m x 2.69m max)

Leaded double glazed window to the front aspect.

Bedroom Three

8' 6" x 8' 6" max (2.59m x 2.59m max)

Leaded double glazed window to the front aspect and a chimney breast.

Shower Room

Leaded obscure double glazed window to the rear aspect, shower cubicle with Mira electric shower and adjustable shower head, pedestal wash hand basin with mixer tap, low flush WC, inset spotlights and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, fish pond, wooden shed to the rear and external lighting.

External WC

High level WC and a tap.

Parking

The driveway can be found to the front of the property providing off road parking.



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Crown Bays Road, Colchester

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

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

guide price

£225,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109081



Property Ref:
CSJ109081 - 0004

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



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



williamhbrown.co.uk