



**Purcell Close, Colchester, CO4 3YY**

**welcome to**

**Purcell Close, Colchester**

Offered with NO ONWARD CHAIN this MID-TERRACE TOWNHOUSE is well-maintained with scope for improvement and provides SUBSTANTIAL ACCOMMODATION spread over three floors. Situated in a RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, shops, the UNIVERSITY OF ESSEX, 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 obscure double glazed front door leading to:

## Porch

Obscure double glazed windows to the front and side aspects and an obscure double glazed door leading to:

## Hallway

Radiator, stairs rising to the first floor and doors leading to:

## Bedroom Three

16' 4" x 8' max ( 4.98m x 2.44m max )

Double glazed window to the front aspect and a radiator.

## Inner Lobby

Obscure double glazed door opening onto the rear garden, built-in understairs cupboard, radiator and doors leading to;

## Study / Bedroom Four

6' 10" x 6' 6" ( 2.08m x 1.98m )

Obscure double glazed tilt and turn window to the rear aspect and a radiator.

## Shower Room

Obscure double glazed window to the rear aspect, shower cubicle with Triton electric shower and adjustable shower head, wash hand basin, low level WC, extractor fan and tiled walls.

## First Floor Landing

Stairs rising to the first floor and a door leading to:

## Living Room

14' 10" x 11' 10" ( 4.52m x 3.61m )

Double glazed tilt and turn window to the front aspect, built-in cupboard (housing the Baxi boiler installed 2021), radiator and open access to:

## Kitchen / Dining Area

14' 10" x 11' 10" ( 4.52m x 3.61m )

Double glazed tilt and turn window and two further double glazed windows to the rear aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and a radiator.

## Second Floor Landing

Access to the loft, built-in airing cupboard (housing the water cylinder) and doors leading to;

## Bedroom One

14' 2" into wardrobes x 9' 2" plus recess ( 4.32m into wardrobes x 2.79m plus recess )

Double glazed window to the front aspect, built-in wardrobe, built-in cupboard (housing the water tank) and a radiator.

## Bedroom Two

14' 10" x 8' 10" ( 4.52m x 2.69m )

Double glazed tilt and turn window and a double glazed window to the rear aspect, built-in wardrobe and a radiator.

## Shower Room

Obscure double glazed tilt and turn window to the front aspect, shower cubicle with adjustable shower head with mixer tap, pedestal wash hand basin, low level WC, radiator, part tiled walls and part aqua-boarded walls.

## Rear Garden

The privately enclosed rear garden is partly paved and partly hardstanding.

## Parking

The part block paved/part hardstanding driveway can be found to the front of the property providing of road parking (with boxed gas and electric meters to the front of the property).



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## Purcell Close, Colchester

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

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£180,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CSJ109892 - 0004

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