



**Whinfield Avenue, Dovercourt Harwich CO12 3UL**





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**Whinfield Avenue, Dovercourt Harwich**

\*\*\*FOR SALE BY MODERN AUCTION\*\*\* Situated in a quiet cul-de-sac location and offered with NO ONWARD CHAIN is this two bedroom detached bungalow. The property benefits from DRIVEWAY & GARAGE as well as CONSERVATORY...



## 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.

## Entrance Hall

UPVC double glazed front door, radiator, storage cupboard.

## Lounge

15' 9" x 10' 10" ( 4.80m x 3.30m )

Patio doors to rear leading to conservatory, radiator.

## Kitchen

10' 7" x 10' 4" ( 3.23m x 3.15m )

UPVC double glazed window to front, matching wall

and base units with tiled splashback, integrated cooker, hob and hood, radiator, sink with mixer taps and draining board, space for washing machine and fridge/freezer, door to side leading to driveway.

## Conservatory

19' 7" x 8' ( 5.97m x 2.44m )

Brick and UPVC construction, UPVC double glazed door to garden.

## Bedroom One

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

UPVC double glazed window to rear, radiator, fitted wardrobes

## Bedroom Two

11' 6" x 8' ( 3.51m x 2.44m )

UPVC double glazed window to front, radiator.

## Bathroom

Shower cubicle, low level WC, pedestal wash hand basin, obscure UPVC double glazed window to front, tiled walls.

## Outside

The property is situated in quiet cul-de-sac location and is approached via a block paved driveway leading to garage, there is path to front door and lawn area. The rear garden comprises of a patio area and is mainly laid to lawn with an array of plants and shrubs.



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## Whinfield Avenue, Dovercourt Harwich

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

Tenure: Freehold EPC Rating: D

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109272 - 0006

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