



**Maria Street, Harwich CO12 3HT**



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**Maria Street, Harwich**

For Sale by modern auction is this four bedroom mid-terraced house. Situated in a popular location within CLOSE PROXIMITY OF RAILWAY STATION, TOWN CENTRE & SEA FRONT.



## 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

Front door, radiator, stairs to second floor, stairs to ground floor.

## Ground Floor

Door leading to rear garden, door into:-

## Kitchen

10' x 14' ( 3.05m x 4.27m )

Matching wall and base units with square edge work top, island with base units, integrated eye level

double oven, coffee machine, hob, hood and fridge, space for freezer, stainless steel sink with mixer taps and draining board and filtered tap, boiler, UPVC double glazed window to rear, airing cupboard, double doors to lounge.

## Lounge

11' 10" x 15' 3" ( 3.61m x 4.65m )

Three UPVC double glazed windows to front, radiator, storage cupboard.

## Internal Hallway

Radiator, UPVC double glazed window to side, cupboard with plumbing for white goods appliances, door to Bathroom.

## Bathroom

Low level WC, vanity sink, part tiled walls, bath, obscure UPVC double glazed window to side, radiator.

## First Floor

### Bedroom One

12' 5" x 12' ( 3.78m x 3.66m )

UPVC double glazed window to front, storage cupboard, radiator.

### Bedroom Two

12' 5" x 10' 1" ( 3.78m x 3.07m )

UPVC double glazed window to rear, radiator.

### Bedroom Three

11' 9" x 15' 9" ( 3.58m x 4.80m )

Two UPVC double glazed windows to front, radiator, door to Jack and Jill En-Suite.

### Jack And Jill En-Suite

Low level WC, wash hand basin.

### Bedroom Four

11' x 15' 9" ( 3.35m x 4.80m )

UPVC double glazed window to rear, radiator, loft access.

## Outside

The rear garden is hard standing and patio with gates rear access.



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## Maria Street, Harwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Terraced House
- 4 Bedrooms

Tenure: Freehold EPC Rating: Awaiting

guide price

**£150,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HAW109338 - 0004

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