



George Street, Harwich CO12 3ND

welcome to

George Street, Harwich

FOR SALE VIA MODERN AUCTION. Offered for sale with no onward chain and requiring complete refurbishment throughout is this detached three bedroom house located a short walk from the train station.



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 entrance door, stairs to first floor.

Cloakroom

Low level WC, wash hand basin, obscure double glazed window to side.

Lounge

11' x 15' (3.35m x 4.57m)

Patio doors to rear, single glazed obscure window to

side.

Dining Room

11' 5" x 11' (3.48m x 3.35m)

UPVC double glazed window to front, single glazed obscure window to side.

Kitchen

10' 9" x 9' (3.28m x 2.74m)

Matching wall and base units with roll-edge work top and tiled splashback, one and a half bowl stainless steel sink and drainer with mixer taps, space for white goods appliances, single glazed stable door to side leading to porch.

Porch

Single glazed and wooden construction.

Utility Room

6' 4" x 5' (1.93m x 1.52m)

Two single glazed obscure windows to side.

First Floor Landing

Loft access.

Bedroom One

15' x 11' 1" (4.57m x 3.38m)

UPVC double glazed window to rear, built in wardrobe.

Bedroom Two

11' 5" x 11' (3.48m x 3.35m)

UPVC double glazed window to front.

Bedroom Three

11' 1" x 9' 2" (3.38m x 2.79m)

UPVC double glazed window to rear, built in wardrobe.

Separate Wc

Low level WC, obscure window to side.

Shower Room

Fully tiled, shower, wash hand basin, double glazed window to side.

Outside

To the front of the property there is a dropped kerb, brick wall to front, driveway to front providing access to tandem garage.



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George Street, Harwich

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

Tenure: Freehold EPC Rating: F

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109303 - 0004

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