



The Hollies St. Michaels Road, Harwich CO12 3RZ

welcome to

The Hollies St. Michaels Road, Harwich

FOR SALE BY MODERN AUCTION Situated in an enviable position is this rarely available four bedroom detached bungalow situated at the end of a private road close to Dovercourt sea front. The property benefits from spacious accommodation as well as driveway and garage.



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

Obscure entrance door, airing cupboard, radiator, storage cupboard.

Lounge

23' 9" x 13' 6" (7.24m x 4.11m)

Two radiators, two UPVC double glazed windows to front, UPVC double glazed French doors to side leading to garden, feature fireplace.

Kitchen/ Diner

23' 8" x 9' 7" (7.21m x 2.92m)

Matching wall and base units with work top and tiled splashback, integrated cooker, hob and hood, space for tumble dryer, washing machine and fridge/freezer, two bowl stainless steel sink, waste disposal, UPVC double glazed window to side, UPVC double glazed door to side leading to garden, radiator, storage cupboard, integrated cooker, hob and hood.

Bedroom One

16' 1" x 10' 1" (4.90m x 3.07m)

UPVC double glazed windows to front and side, radiator.

Bedroom Two

11' 4" x 11' 9" (3.45m x 3.58m)

Fitted wardrobes, radiator, UPVC double glazed window to side.

Bedroom Three

11' 8" x 11' 9" (3.56m x 3.58m)

UPVC double glazed window to front, fitted wardrobes, radiator, loft access.

Bedroom Four

8' 2" x 6' (2.49m x 1.83m)

Radiator, window to side.

Bathroom

7' 10" x 9' 1" (2.39m x 2.77m)

vanity sink, bath, fully tiled walls, low level WC, radiator, obscure window to side, shower cubicle, heated towel rail.

Separate Wc

8' x 3' 8" (2.44m x 1.12m)

Obscure window to side, low level WC, pedestal wash hand basin, radiator, fully tiled.

Outside

The front garden is located at the end of a private driveway off St, Michaels Road. There is a one and a half size garage with power connected and up and over electric door. There is access to rear garden

which is South facing. The rear garden has patio area leading to lawn and is bordered with an array of shrubs and borders. There is a private lane from the bungalow to the Sea Front .

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



view this property online williamhbrown.co.uk/Property/HAW109533



welcome to

The Hollies St. Michaels Road, Harwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 4 Bedroom Detached Bungalow
- Enviaible Position close to sea front

Tenure: Freehold EPC Rating: D

guide price

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109533



Property Ref:
HAW109533 - 0006

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



01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,
Essex, CO12 3PD



williamhbrown.co.uk