



Garland Road, Harwich CO12 4PA

welcome to

Garland Road, Harwich

A three bedroom semi-detached house situated close to local shop, RETAIL PARK and RAILWAY STATION. The property benefits from TWO RECEPTION rooms. NO ONWARD CHAIN.



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.

Accommodation:-

UPVC double glazed entrance door to:-

Entrance Porch

Aluminum door into:-

Entrance Hall

Radiator, stairs to first floor.

Lounge

12' 8" x 11' 8" (3.86m x 3.56m)

UPVC double glazed bay window to front, radiator, feature fireplace.

Dining Room

15' 1" max x 12' 3" max (4.60m max x 3.73m max)
Understairs cupboard, radiator, UPVC double glazed window to rear, feature fireplace.

Kitchen

12' 7" max x 9' max (3.84m max x 2.74m max)
Matching wall and base units with roll-edge worktop and tiled splashbacks, boiler, stainless steel sink with mixer taps and draining board, integrated cooker, hob and hood, space for washing machine, fridge and freezer, UPVC double glazed window to side and UPVC double glazed door to garden.

Landing

UPVC double glazed window to side, loft access, radiator, storage cupboard.

Bedroom One

15' 2" x 10' 10" (4.62m x 3.30m)
Two UPVC double glazed windows to front, radiator, feature fireplace.

Bedroom Two

12' 2" x 9' 5" (3.71m x 2.87m)
UPVC double glazed window to rear, radiator.

Bedroom Three

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

Bathroom

Obscure windows to side and rear, radiator, low level WC, pedestal wash hand basin, bath, part tiled walls.

Outside

The rear garden has gated rear access, garden shed, patio and lawn area.



view this property online williamhbrown.co.uk/Property/HAW109574



welcome to

Garland Road, Harwich

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

Tenure: Freehold EPC Rating: D

guide price

£125,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HAW109574](https://www.williamhbrown.co.uk/Property/HAW109574)



Property Ref:
HAW109574 - 0002

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