





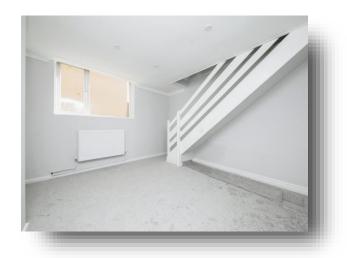


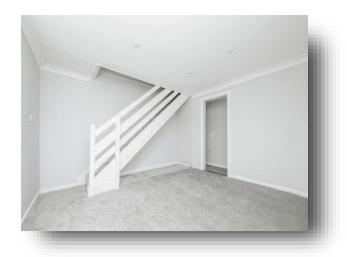


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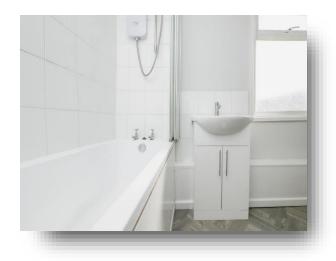
Coke Street, Harwich

A three/four bedroom end-terraced house situated in a popular location within CLOSE PROXIMITY OF MAINLINE RAILWAY STATION. The property offers accommodation over three floor and is OFFERED WITH 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, jamsold 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 front door, steps down to hallway, spotlights, storage cupboard.

Kitchen

11' 6" max x 10' max (3.51m max x 3.05m max) Matching wall and base units with roll-edge work top and tiled splashback, one and a half bowl sink with mixer taps and draining board, space for washing machine and fridge/freezer, integrated cooker, hob and hood, spotlights, UPVC double glazed window to side.

Lounge

11' 2" $\max x$ 12' $\max (3.40 \text{m} \max x 3.66 \text{m} \max)$ UPVC double glazed window to side, radiator, spotlights, stairs to first floor.

Bedroom Four (ground Floor)

14' 1" max x 9' 4" max (4.29m max x 2.84m max) UPVC double glazed window to side, radiator.

First Floor Landing

Radiator, steps to Bedroom One.

Bedroom One

15' 5" max x 10' 1" max (4.70m max x 3.07m max) UPVC double glazed window to front, radiator.

Bedroom Two

12' 3" max x 7' 3" max (3.73m max x 2.21m max) UPVC double glazed window to side, radiator.

Bedroom Three

7' 9" max x 8' max (2.36m max x 2.44m max) UPVC double glazed window to rear, radiator.

Shower Room

Shower cubicle, low level WC, pedestal wash hand basin, radiator, extractor fan.

Bathroom

Bath with shower over, vanity sink, low level WC, heated towel rail, obscure UPVC double glazed window to side, extractor fan, part tiled walls.





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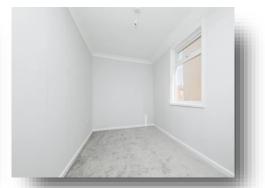
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- **End-Terraced House**
- 3/4 Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£120,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109892



Property Ref: HAW109892 - 0003 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 quidance 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.



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