



**Coke Street, Harwich CO12 3HP**

**welcome to**

**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, 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 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 ( 3.40m max x 3.66m 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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## **Coke Street, Harwich**

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109892 - 0003

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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.



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