



Main Road, Harwich CO12 3LP

welcome to

Main Road, Harwich

FOR SALE BY MODERN AUCTION. A three/four bedroom house with potential (subject to planning) for a conversion into two separate dwellings of a flat and maisonette above. 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.

Entrance Hall

Entrance door, radiator, window to rear, stairs to first floor, stairs to lower ground floor.

Bedroom One

15' 3" max x 12' max (4.65m max x 3.66m max)
Bay window to front, radiator, opens to:-

Unfinished Room (en-Suite)

12' x 3' 10" (3.66m x 1.17m)

Bedroom Four

12' 1" max x 9' 4" max (3.68m max x 2.84m max)
Potential bathroom. Radiator, UPVC double glazed window to rear.

First Floor Landing

UPVC double glazed windows to side and rear.

Bedroom Two

12' 9" x 13' 6" (3.89m x 4.11m)
Two UPVC double glazed windows to front.

Bedroom Three

10' 5" x 12' 1" (3.17m x 3.68m)
UPVC double glazed window to rear.

Lower Ground Floor

Hallway

Radiator, storage cupboard, stairs up to ground floor, double glazed entrance door.

Lounge

15' max x 11' 4" max (4.57m max x 3.45m max)
Bay window to front.

Kitchen

11' 8" x 12' 5" (3.56m x 3.78m)
Kitchen units with roll-edge work top, part tiled splashback, space for appliances, stainless steel sink, boiler, radiator, UPVC double glazed window to rear.

Bathroom

8' 3" x 7' 6" (2.51m x 2.29m)
Obscure UPVC window to side, radiator, panelled walls, wash hand basin, bath, door to rear garden, door to:-

Wc

Low level WC, radiator, obscure UPVC double glazed window to side.

Outside

To the front of the property there is a low brick wall to front with path and steps leading up to front door, steps down to path leading to lower ground entrance. The rear garden is hard standing and is fully enclosed with brick shed and gated rear access.



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Main Road, Harwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3/ 4 BEDROOMS
- Potential to Split into two dwellings (subject to planning)

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109916 - 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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