









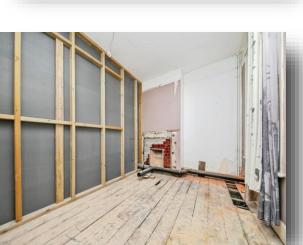
welcome to

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, 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.

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.





welcome to

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)

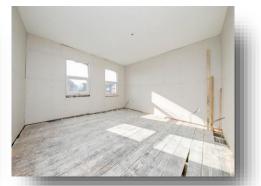
Tenure: Freehold EPC Rating: D

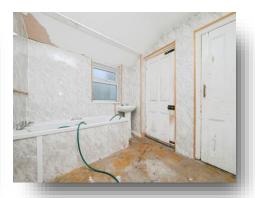
Council Tax Band: B

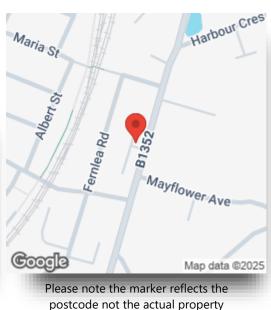
guide price

£150,000









view this property online williamhbrown.co.uk/Property/HAW109916



Property Ref: HAW109916 - 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 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.





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