









welcome to

Main Road, Harwich

OFFERED WITH NO ONWARD CHAIN is this two bedroom semi-detached house with annexe accommodation. The property is ideally located for local schools and shops. The property benefits from OFF ROAD PARKING.













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 Porch

Wooden entrance porch with door into:-

Entrance Hall

Stairs to first floor, door into lounge.

Lounge

11' 9" x 14' 1" (3.58m x 4.29m)

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

Kitchen

14' 7" x 9' 2" (4.45m x 2.79m) Matching wall and base units, worktop, tiled

splashback, integrated fridge/freezer, space for cooker, sink with mixer taps and draining board, UPVC double glazed window to side.

Conservatory

14' 1" x 7' 4" ($4.\overline{2}$ 9m x 2.24m) UPVC double glazed with doors to rear garden, door into annexe.

Landing

Loft access, window to side.

Bedroom One

11' 8" max x 10' 6" max (3.56m max x 3.20m max) Window to front, radiator, storage cupboard.

Bedroom Two

10' 6" x 9' 3" (3.20m x 2.82m) Window to rear, radiator.

Bathroom

Fully tiled, pedestal wash hand basin, radiator, low level WC, obscure UPVC double glazed window to rear.

Annexe Kitchen

11' 8" x 6' 3" (3.56m x 1.91m) Entrance door, boiler, storage cupboard.

Shower Room

Shower, low level WC.

Lounge

14' 9" \dot{x} 11' 8" ($4.50 \, \text{m} \, \text{x}$ 3.56m) UPVC double glazed window to rear, UPVC double glazed French doors to garden, two radiators, loft access.

Outside

To the front of the property with wall and driveway to side. There is gated access to the rear garden which is mainly laid to lawn with an array of plants and shrubs and is fully enclosed.





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Main Road, Harwich

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

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£210,000





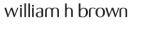




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Property Ref: HAW110015 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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