



Maria Street, Harwich CO12 3HT

welcome to

Maria Street, Harwich

FOR SALE BY MODERN AUCTION is this three bedroom mid-terraced house situated close to railway station & town centre, The property benefits from two reception rooms 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.

Entrance Hall

UPVC front door, radiator, stairs to first floor, stairs down to lower ground floor.

Lower Ground Floor

Lounge

10' 8" x 12' 6" max (3.25m x 3.81m max)
UPVC double glazed French doors to front courtyard, feature fireplace, radiator.

Dining Room

13' 6" max x 12' 6" max (4.11m max x 3.81m max)
Radiator, feature fireplace, stairs to first floor, UPVC double glazed window to rear.

Kitchen

7' 5" x 10' 3" (2.26m x 3.12m)
Matching wall and base units with roll-edge work top and tiled splashback, integrated double oven, space for washing machine and fridge/freezer, stainless steel sink and draining board, UPVC double glazed window to rear, fully tiled.

Ground Floor

Bedroom Three

11' 11" max x 9' 6" max (3.63m max x 2.90m max)
UPVC double glazed window to front, feature fireplace, radiator.

Study

7' 5" max x 8' 2" (2.26m max x 2.49m)
Radiator, feature fireplace.

Bathroom

10' 2" x 7' 4" (3.10m x 2.24m)
Fully tiled, shower cubicle, low level WC, bath with mixer taps, heated towel rail, vanity sink, obscure UPVC double glazed window to rear.

First Floor Landing

Door to:-

Bedroom One

12' 9" max x 11' 1" (3.89m max x 3.38m)
UPVC double glazed window to front, feature fireplace, radiator.

Bedroom Two

11' 1" max x 13' max (3.38m max x 3.96m max)
UPVC double glazed window to rear, storage cupboard.

Outside



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Maria Street, Harwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Storey Terraced House
- Great Investment

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£125,000



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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.



Property Ref:
HAW110074 - 0004



Please note the marker reflects the postcode not the actual property

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