



Main Road, Harwich CO12 4LN

welcome to

Main Road, Harwich

For Sale by modern auction is this fantastic three bedroom terraced house located on the Main Road in Harwich.



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

Entered via the front door with stairs rising to the first floor

Lounge

14' 9" Into Bay x 11' 7" max (4.50m Into Bay x 3.53m max)
Bay window to the front and feature fireplace.

Dining Room

11' 8" x 11' 7" max (3.56m x 3.53m max)
Feature fireplace and large under stair storage cupboard.

Kitchen

10' x 14' 4" (3.05m x 4.37m)
Fitted with a range of matching wall and base units, one and half sink basin with mixer tap and drainer, gas hob, double oven, space for washing machine and under counter fridge, skylight and patio doors to the garden.

Bathroom

7' 2" x 6' 9" (2.18m x 2.06m)
WC, wash hand basin, bath and window to the rear.

Landing

Bedroom One

14' 6" x 12' 5" max (4.42m x 3.78m max)
Window to the front and wall lights.

Bedroom Two

11' 7" x 9' (3.53m x 2.74m)
Fitted with a range of bedroom furniture and a window to the rear.

Bedroom Three

9' max x 9' (2.74m max x 2.74m)
Window to the side and a range of fitted storage cupboards.

Shower Room

WC, wash hand basin, electric shower and window to the rear.

Outside

The garden to the rear has two large garden sheds, a range of mature flower and shrub borders line the patio area, lawned area, outside light and tap.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- REQUIRES MODERNISATION THROUGHOUT
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£115,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAW110094 - 0009

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