



Garland Road, Harwich CO12 4PA

welcome to

Garland Road, Harwich

FOR SALE BY MODERN AUCTION. In need of modernisation is this three bedroom terraced house situated close to local shop, retail park and railway station.



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.

Accommodation

Obscure UPVC double glazed front door into:-

Lounge

13' 10" x 22' 1" (4.22m x 6.73m)

Windows to front and rear, stairs to first floor, radiator.

Kitchen

8' 7" x 7' 9" (2.62m x 2.36m)

Matching wall and base units with roll-edge work top, tiled splashback, stainless steel sink with mixer tap and draining board, double glazed window to side, door to side leading to garden.

Bathroom

Corner bath, pedestal wash hand basin, low level WC part tiled walls, obscure window to side.

First Floor Landing

Bedroom One

14' 2" x 10' 4" (4.32m x 3.15m)

Two double glazed windows to front, radiator.

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m)

Feature fireplace, radiator, window to rear.

Bedroom Three

8' 10" x 7' 8" (2.69m x 2.34m)

UPVC double glazed window to rear, radiator.



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Garland Road, Harwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedrooms
- In need of modernisation

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAW110158 - 0003

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