



Park Terrace, Harwich CO12 3BH

welcome to

Park Terrace, Harwich

For sale by Modern Auction. A spacious three bedroom mid-terraced house situated within walking distance of town centre, sea front and railway station. 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

Composite front door, understairs cupboard, stairs to first floor, door to side leading to garden.

Lounge/ Diner

25' 7" max x 11' 1" max (7.80m max x 3.38m max)
UPVC double glazed bay window to front, two radiators, UPVC double glazed window to rear.

Kitchen

11' 4" x 10' (3.45m x 3.05m)
Boiler, UPVC double glazed window to side, space for cooker, fridge/freezer, washing machine and tumble dryer, matching wall and base units with roll-edge

work top, stainless steel sink.

Bathroom

Bath with mixer taps and shower attachment, wash hand basin, part tiled walls, obscure UPVC double glazed window to rear.

Separate Wc

Low level WC, obscure UPVC double glazed window to side.

First Floor Landing

Radiator, loft access, window to side.

Bedroom One

14' 7" x 13' 6" (4.45m x 4.11m)
Bay window to front with views across Park, storage cupboard.

Bedroom Two

11' 9" x 11' 2" (3.58m x 3.40m)
UPVC double glazed window to rear.

Bedroom Three

9' 10" x 10' 8" (3.00m x 3.25m)
UPVC double glazed window to rear, fitted wardrobe.

Outside

The rear garden is laid to hard standing. To the front of the property the garden is enclosed by brick wall with path to front door.



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

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

guide price

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAW109901 - 0003

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