



Vansittart Street, Harwich CO12 3HZ

welcome to

Vansittart Street, Harwich

Offered with NO ONWARD CHAIN is this four bedroom house situated within CLOSE PROXIMITY of mainline railway station and town centre. The property benefits from Bathroom and Shower Room.



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

Entrance door, radiator, stairs to first floor, stairs to lower ground floor.

Bedroom One

18' 6" x 8' 9" (5.64m x 2.67m)
Window to rear, radiator.

Bathroom

Low level WC, vanity sink, shower cubicle, part tiled, obscure UPVC double glazed window to rear.

Bedroom Two

10' 8" x 14' 9" (3.25m x 4.50m)

UPVC double glazed window to front, radiator.

First Floor Landing Bedroom Three

10' x 15' (3.05m x 4.57m)
UPVC double glazed window to front, radiator.

Bedroom Four

8' 3" x 5' 10" (2.51m x 1.78m)
UPVC double glazed window to front.

Lower Ground Floor Lounge

13' 8" x 14' 7" (4.17m x 4.45m)
UPVC double glazed window to front, radiator.

Kitchen

18' 1" x 8' 8" (5.51m x 2.64m)
Boiler, matching wall and base units with roll-edge work top and tiled splashbacks, space for appliances, radiator, door to lean to.

Shower Room

Low level WC, vanity sink, shower cubicle, obscure window to rear, fully tiled.

Rear Lean To/ Workshop Area

With power and door to courtyard garden.

Outside

There is courtyard garden to the rear. To the front of the property the garden is gated with steps up to front door.



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Vansittart Street, Harwich

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW110344 - 0004

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