









# welcome to

# **Balton Way, Harwich**

FOR SALE BY MODERN AUCTION \*\*\*NO ONWARD CHAIN\*\*\* Located ideally within CLOSE PROXIMITY OF SEA FRONT, LOCAL SHOPS AND SCHOOLS as well as local Doctors surgery is this spacious three bedroom detached family home. The property benefits from CONSERVATORY as well as DRIVEWAY & GARAGE













### **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 £300 inc VAT towards the preparation cost of the pack.

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 Porch**

UPVC double glazed entrance porch leading to:-

### **Entrance Hall**

Stairs to first floor.

### **Lounge Area**

12' x 11' 6" ( 3.66m x 3.51m )
UPVC double glazed window to front, radiator.

## **Dining Area**

9' 9" x 8' 5" ( 2.97m x 2.57m ) Window to rear, radiator.

### Kitchen

9' 5" x 9' 8" ( 2.87m x 2.95m )

Matching wall and base units with roll-edge work top and tiled splashbacks, one and a half bowl stainless steel sink with mixer and drainer, cooker, space for white goods appliances, window to rear, door to rear leading to Conservatory.

### Conservatory

18' 2" x 9' 6" (5.54m x 2.90m) Space and plumbing for white goods, door to garden.

### **First Floor Landing**

UPVC double glazed window to side, loft access.

### **Bedroom One**

9' 8" x 11' 3" ( 2.95m x 3.43m ) UPVC double glazed window to front, radiator.

### **Bedroom Two**

 $10' 4" \times 11' 3"$  (  $3.15m \times 3.43m$  ) UPVC double glazed window to front, radiator.

### **Bedroom Three**

6' 10" x 6' 7" ( 2.08m x 2.01m ) UPVC double glazed window to front, radiator.

#### **Wet Room**

Shower, low level WC, pedestal wash hand basin, tiled walls, UPVC obscure double glazed window to rear, spotlights, extractor fan.

#### Outside

To the front of the property the garden is laid to shingle with access to rear garden. The rear garden is laid to lawn with decking area and shingle area. There is a garage in block.





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# **Balton Way, Harwich**

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

Tenure: Freehold EPC Rating: C

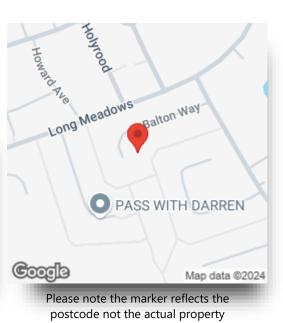
guide price

£170,000









view this property online williamhbrown.co.uk/Property/HAW108730



Property Ref: HAW108730 - 0014 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.





01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH, Essex, CO12 3PD



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.