



**Balton Way, Harwich CO12 4UP**



**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" x 11' 3" ( 3.15m x 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW108730 - 0014

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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.



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