



Bannister Green

Felsted, Dunmow, CM6 3NH

Freehold
Tax Band: E

Auction Guide £450,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000Boasting NO ONWARD CHAIN and offering a 1/3 ACRE PLOT (STLS) with extensive rear garden and SET-BACK frontage, plus a detached garage and driveway for 4-5 vehicles is this 4/5 bedroom detached CHALET BUNGALOW. Benefiting from plenty of POTENTIAL TO REDEVELOP/MODERNISE* with sizeable internal living space inc. 21' lounge/diner, STUDY/bedroom five and sun room/conservatory. Ideally located in a sought after SEMI-RURAL village location with convenient access to nearby amenities and A120/M11. Internal viewings highly recommended!



Bannister Green, Felsted, Dunmow, CM6 3NH

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRY PORCH:

Part-glazed secure main entry door into small lobby area with door to inner hall.

INNER HALL:

Stairs to first floor, built-in storage cupboard, radiator, carpeted flooring.

LOUNGE / DINER:

21'07 x 11'10 (6.58m x 3.61m)

Double glazed window to front aspect, radiator, carpeted flooring.

KITCHEN / BREAKFAST ROOM:

15'11 x 11'04 (4.85m x 3.45m)

Double glazed window to rear aspect, matching fitted base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, Aga stove, space for fridge/freezer, dishwasher and washing machine.

SUN ROOM:

14'10 x 7'04 (4.52m x 2.24m)

Part timber and part brick construction with polycarbonate roof. Patio doors to rear garden.

STUDY / BEDROOM FIVE:

8'06 x 6'04 (2.59m x 1.93m)

Double glazed window to front aspect, radiator, carpeted flooring.

MASTER BEDROOM:

11'05 x 11'04 (3.48m x 3.45m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM FOUR:

11'07 x 8'05 (3.53m x 2.57m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

WET ROOM:

Opaque double glazed window to rear aspect, low level WC, walk-in shower with fitted shower seat, inset wash hand basin with tiled splash back, extractor fan.

FIRST FLOOR ACCOMMODATION:

LANDING:

BEDROOM TWO:

13'09 max x 10'08 (4.19m max x 3.25m)

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring.

BEDROOM THREE:

13'10 x 10'11 (4.22m x 3.33m)

Double glazed window to rear aspect, built-in eaves storage cupboard, radiator, carpeted flooring.

WC:

Opaque double glazed window to rear aspect, low level WC.

EXTERIOR:

REAR GARDENS:

Approaching one third of an acre in total, the property is set back from the road with a sizeable frontage and the rear garden comprises patio area, a series of storage sheds and remainder mainly laid to lawn with mature trees (which are not preserved and can be removed if required), gated side access to driveway.

GARAGE, DRIVEWAY & PARKING:

Detached garage fitted with up and over door. Driveway parking for 4-5 vehicles with lawned front garden.

AGENTS NOTES:

Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

