



Penn Mews

Braintree, CM7 2TQ

Leasehold
Tax Band: A

Auction Guide £100,000



****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000**** Benefiting from a dual aspect lounge/diner & separate kitchen, COMMUNAL GARDENS plus allocated parking is this ONE DOUBLE bedroom ground floor property. Tucked away in a CUL-DE-SAC location with easy access to nearby Braintree Town Centre & Station - An ideal starter home or investment property!



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

GROUND FLOOR ACCOMMODATION:

ENTRY:

Secure main entrance door leading straight into:

LOUNGE / DINER:

12'09 x 11'00 (3.89m x 3.35m)

Double glazed bay window to front aspect and double glazed window to side aspect, electric storage heater, carpeted flooring. Opening to kitchen.

KITCHEN:

9'08 x 5'07 (2.95m x 1.70m)

Double glazed window to side aspect, a series of fitted matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, electric hob with extractor hood over, space for fridge/freezer and washing machine, tiled flooring.

INNER LOBBY:

Built-in double storage cupboard, electric storage heater, carpeted flooring. Opening to bedroom with access into shower room.

BEDROOM:

11'08 max to 9'00 x 6'01 (3.56m max to 2.74m x 1.85m)

Carpeted flooring.

SHOWER ROOM:

Part-enclosed double shower, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, airing cupboard, tiled flooring.

EXTERIOR:

COMMUNAL GARDEN:

Communal gardens to property front and side.

ALLOCATED PARKING:

Allocated parking for one vehicle with further on-street parking available on free for all basis.

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'.

Council Tax Band: A

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.

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