



25 Little Baddow Road, Danbury , Essex CM3 4QB
Starting Bid £500,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN... JUST A MINUTES' WALK FROM THE VILLAGE CENTRE with all it's amenities is this delightful three bedroom detached home. The property is well maintained and provides comfortable living spaces, including a spacious lounge, a dining room, a kitchen, and a cloakroom on the ground floor. Upstairs, you'll find three generously sized bedrooms, with the master bedroom featuring an ensuite shower room, plus a family bathroom. Outside, the home boasts a sizeable driveway, a single garage, and a beautifully landscaped rear garden. Energy rating D. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

FIRST FLOOR

- Landing
- Bedroom One 12'10 x 11' (3.91m x 3.35m)
- Ensuite
- Bedroom Two 12'10 x 8'6 (3.91m x 2.59m)
- Bedroom Three 9'8 x 8'6 (2.95m x 2.59m)
- Bathroom

GROUND FLOOR

- Porch
- Entrance Hall
- Cloakroom
- Lounge 17'1 x 14'1 (5.21m x 4.29m)
- Dining Room 12'10 x 11' (3.91m x 3.35m)
- Kitchen 17'4 x 8'6 (5.28m x 2.59m)

EXTERIOR

- Rear Garden
- Garage 16' x 8'1 (4.88m x 2.46m)
- Front/Driveway

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will

receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Agents Notes, Money Laundering & Referrals
AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

