



Hall Road, Southminster , CM0 7EH
Guide price £190,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****OFFERED FOR SALE THROUGH THE MODERN METHOD OF AUCTION WHICH IS OPERATED BY IAMSOLD LIMITED - SEE AUCTIONEER'S COMMENTS FOR FURTHER INFORMATION****

****CASH BUYERS ONLY**** A detached Grade II Listed cottage with parking and impressively sized detached double garage within walking distance of Southminster High Street and railway station with direct links into London Liverpool Street. The property does require full renovation, however planning permission has previously been obtained for replacement windows as well as other potential improvements (see Maldon District Council's Planning Portal for Further Information). The property is, in our opinion, unmortgageable. The accommodation currently comprises three bedrooms to the first floor, one of which offers potential for an en-suite shower room while the ground floor provides three primary reception areas, a potential kitchen and bathroom. Externally, the property enjoys low maintenance gardens in addition to extensive off road parking and a detached double garage. Viewing strongly advised. EPC Exempt.



AUCTIONEER'S COMMENTS:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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 £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

ACCOMMODATION COMPRISES:

FIRST FLOOR:

BEDROOM 1: 16'1 X 14'6

BEDROOM 2: 10'11 X 8'8

BEDROOM 3: 11'7 X 6'2

GROUND FLOOR:

LIVING ROOM: 11'8 X 10'1

SITTING ROOM: 11'5 X 10'7

DINING ROOM: 16' X 11'7

KITCHEN: 15'8 X 10'2

BATHROOM

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 & REFERRALS:

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

VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.









