



Farmview, Main Road, Willows Green, Chelmsford, CM3 1QB

welcome to

Farmview, Main Road, Willows Green, Chelmsford

William H Brown are pleased to offer this two bedroom detached bungalow situated in the sought after area of Willows Green on the outskirts of Great Leigh's with good access to A120 / A131.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Hallway

Electric storage heater. Doors leading to:-

Kitchen

13' 7" + recess x 8' 7" (4.14m + recess x 2.62m)
Double glazed window to side and rear aspect.
Range of base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap. Space for cooker and fridge freezer.
Electric storage heater. Door leading to Pantry which has a double glazed window to front aspect.
Plumbing and space for washing machine.

Lounge

10' 5" + recess x 12' 5" (3.17m + recess x 3.78m)
Double glazed window to front aspect. Electric heater.

Front Lobby

Double glazed door to front aspect. Door leading to:-

Bedroom Two

10' 5" x 8' 9" (3.17m x 2.67m)
Double glazed window to front aspect. Built in cupboard. Electric storage heater.

Bedroom One

12' 2" x 9' 1" (3.71m x 2.77m)
Double glazed window to rear aspect. Electric storage heater.

Bathroom

Obscure double glazed window to side and rear aspect. Panel enclosed bath. Pedestal hand wash basin. Low level WC. Electric heater. Airing cupboard.

Exterior

To the front there is a driveway providing off street parking leading to detached garage. Side access leading to rear garden. One brick shed and one concrete shed. Mainly laid to lawn with shrub borders. Enclosed by panel fencing.

Garage

15' 7" x 8' 7" (4.75m x 2.62m)

Agent Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



view this property online williamhbrown.co.uk/Property/BTR109466



welcome to

Farmview, Main Road, Willows Green Chelmsford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Two Bedroom Detached Bungalow

Tenure: Freehold EPC Rating: F

guide price

£325,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.boutagent.com



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR109466](https://www.williamhbrown.co.uk/Property/BTR109466)



Property Ref:
BTR109466 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)