



Rochelle Close, Thaxted, Dunmow £330,000 **Freehold**





# Key Features

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered chain free
- Three bedroom semi-detached house

Situated on a sought after street in the popular market town of Thaxted this three bedroom house offers an excellent opportunity to create your perfect family home. The property comprises of very good living space with a separate lounge and dining room plus well-equipped kitchen which has access to a utility area providing scope to extend to the side STPP. Upstairs are three good sized bedrooms and family bathroom. The private, sunny west facing garden has a lawn and patio area with side access to the front of the house where you will find ample driveway parking leading to the garage. Thaxted is a thriving town enjoying an excellent range of facilities including a post office, Inns, restaurants, hotel, medical



centre, one of the best primary schools in Essex, butchers, various shops. This town is famed for its magnificent Parish church and wealth of period properties. Thaxted is seven miles equidistance from Saffron Walden and Great Dunmow. The M11 access points and mainline railway stations, with trains to Liverpool Street, are within easy reach.

#### Hallway

#### Lounge

4.20m x 3.60m  
13'9" x 11'10"

#### Dining Room

3.00m x 2.80m  
9'10" x 9'2"

#### Kitchen

3.00m x 3.00m  
9'10" x 9'10"

#### Landing

Loft access and airing cupboard.

#### Bedroom One

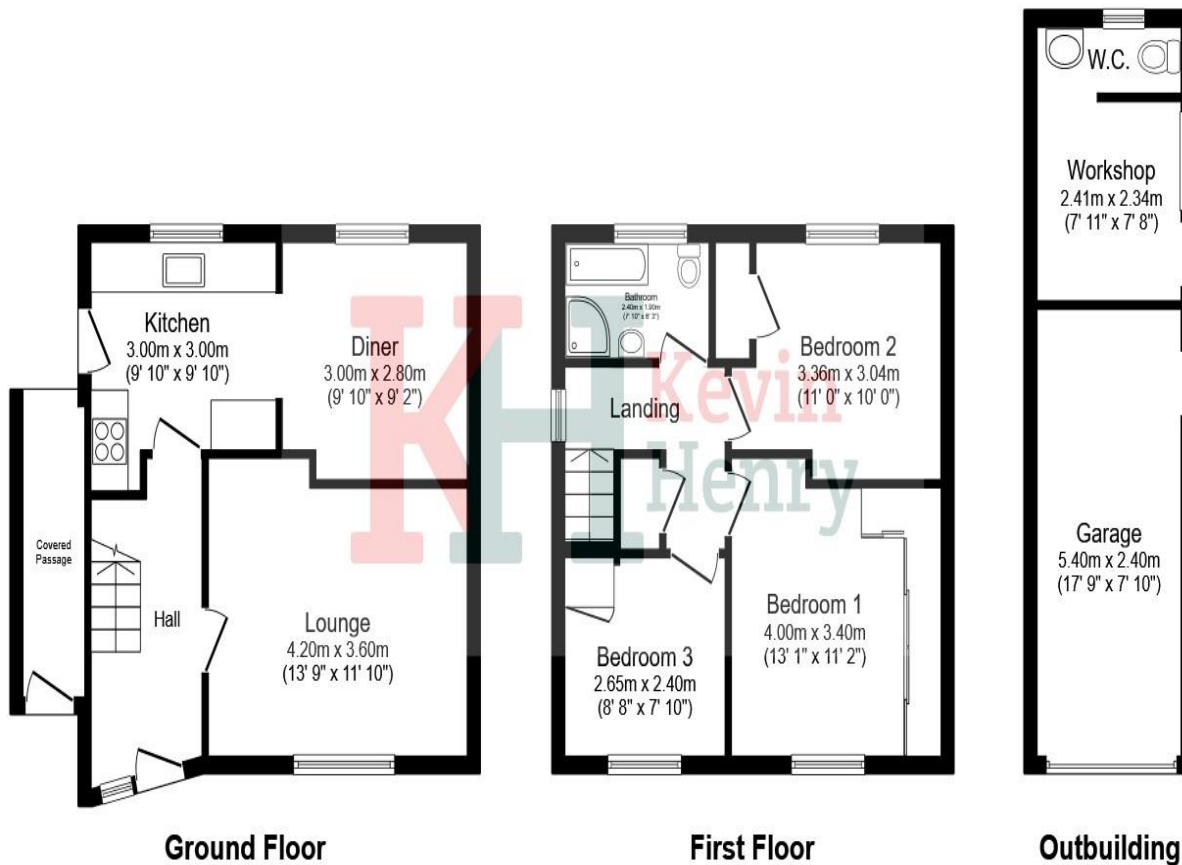
4.00m x 3.40m  
13'1" x 11'2"  
Built-in wardrobes.

#### Bedroom Two

3.36m x 3.04m







11'0" x 10'0"  
Built-in cupboard.

Bedroom Three  
2.65m x 2.40m  
8'8" x 7'10"

Over-stair storage cupboard.

Bathroom

Garden

West facing private garden with patio and lawn area.

Front

Driveway parking and access to garage.

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

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 inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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01799 513632

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