



Holt Drive, Colchester, CO2 0BH

welcome to

Holt Drive, Colchester

This mid terrace family home is situated on the south side of Colchester, off Mersea Road and just over 2 miles from Colchester town train station and city centre. The property is conveniently opposite Cherry Tree Primary School with a greensward play park also just up the road.



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.

Entrance Door To:

Entrance Hall

With laminate wood flooring, radiator, stairs to first floor, doors to:

Lounge / Diner

26' 7" max x 11' 3" max (8.10m max x 3.43m max)
Upvc double glazed window to front, upvc double glazed window and door to rear leading to garden, laminate wood flooring, two radiators,

Kitchen

9' 2" max x 7' 10" max (2.79m max x 2.39m max)
Upvc double glazed window to rear, laminate wood flooring, ceiling spotlights, range of matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor over, space for appliances, door back to Hallway.

First Floor Accommodation

Landing

With doors to:

Bedroom One

13' 7" max x 10' 2" max (4.14m max x 3.10m max)
Upvc double glazed window to rear, radiator, carpet.

Bedroom Two

12' 9" to front of wardrobe x 9' + door recess (3.89m to front of wardrobe x 2.74m + door recess)
Two upvc double glazed windows to front, radiator, carpet, built-in wardrobe cupboard.

Bedroom Three

8' 10" x 8' 3" (2.69m x 2.51m)
Upvc double glazed window to front, radiator, carpet.

Family Bathroom

Modern white suite comprising panel enclosed bath with shower attachment over, pedestal wash hand basin with cabinet below and w.c., upvc double glazed window to rear, built-in cupboard, radiator.

Outside

There is a paved area and lawned section to the front of the property. There is ON STREET PARKING available.

The rear garden commences with paved patio, the remainder being mainly laid to lawn with raised beds and pathway leading to further patio seating area at the rear of the garden. The garden is enclosed by panel fencing, providing a private space to relax and enjoy.



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Holt Drive, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Living Accommodation
- Cloakroom & Family Bathroom
- Three Good Size Bedrooms
- Enclosed Rear Garden
- Close To Primary School

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£220,000



directions to this property:

Refer to map



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121487 - 0002

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