44 De Vere Road - By Auction £125,000

Earls Colne Colchester CO6 2NA

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

By Auction £125,000

The Property

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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

LEASE INFORMATION

We understand from the seller there are approximately 85 years left on the lease. The ground rent is £10 per annum and the service charge is £749 per annum.

Features

- NO ONWARD CHAIN
- SECOND FLOOR FLAT
- TWO BEDROOMS
- RECENTLY RENOVATED THROUGHOUT
- ON STREET PARKING
- IN THE VILLAGE OF EARLS COLNE
- BRAND NEW CARPETS & VINYL FLOORING
- COMMUNAL GARDENS
- IDEAL FOR FIRST TIME BUYERS
- GAS HEATING













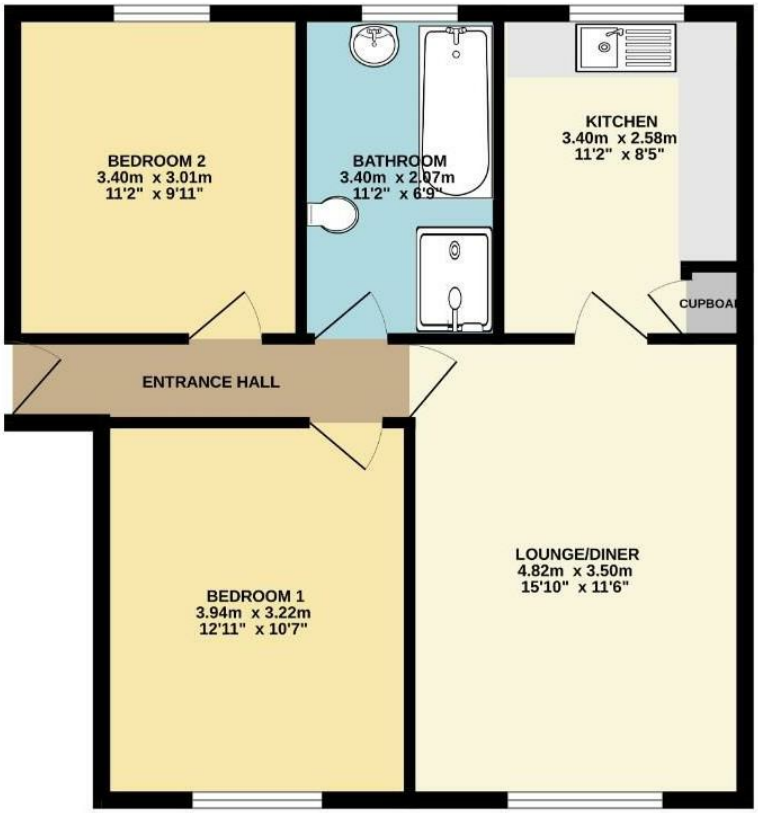






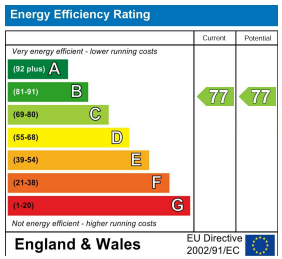
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
59.2 sq.m. (638 sq.ft.) approx.



TOTAL FLOOR AREA : 59.2 sq.m. (638 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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