



Victor Road, Colchester, CO1 2LU

welcome to

Victor Road, Colchester

This three bedrooms semi detached house is situated in the popular New Town area, within close proximity of local shops, amenities, schools, the city centre and train stations at both the Hythe and Colchester Town. With NO ONWARD CHAIN, the property could be an ideal investment or first time buy.



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:

Lounge

Feature fireplace, radiator, upvc double glazed window to front, carpet, door to:

Dining Room

Carpet, upvc double glazed window to rear, radiator, stairs to first floor.

Kitchen

Range of base and eye level units, roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashback, built-in oven and hob with extractor hood over, space for appliances, grey laminate wood flooring, upvc double glazed window to side, doorway to:

Rear Lobby

With door to side and door to:

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over, concealed cistern w.c. and wash hand basin set into vanity unit, laminate wood flooring, part tiled walls, heated towel rail, upvc double glazed obscure window to rear.

First Floor Accommodation

Landing

With doors to all bedrooms.

Bedroom One

Upvc double glazed window to front, carpet, radiator, built-in wardrobe cupboard.

Bedroom Two

Upvc double glazed window to rear, carpet, radiator, built-in wardrobe cupboard,

Bedroom Three

Upvc double glazed window to rear, radiator, carpet.

Outside

There is a courtyard style rear garden laid to patio with side access. Bin storage.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Victor Road, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Victorian Semi Detached House
- Two Reception Rooms
- Three Bedrooms
- First Floor Family Bathroom
- Courtyard Rear Garden

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

guide price

£170,000

directions to this property:

Refer to map



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Property Ref:
CCS121725 - 0005

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.

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