

California Road,
Guide Price £130,000

California Road

** FOR SALE BY TRADITIONAL AUCTION **

Offered with no onward chain to cash only buyers, this two bedroom semi-detached house presents an exciting opportunity. Requiring modernisation throughout, it provides the perfect blank canvas for those wishing to create their ideal home or a rewarding project.

Step inside via the entrance hallway into a well-proportioned living room with a feature fireplace, ideal for relaxing after a busy day. To the rear, a spacious kitchen and dining area overlooks the garden. Upstairs, two generous double bedrooms both boast charming original fireplaces, adding character and potential for stylish restoration. The family bathroom completes the first floor.

The property benefits from a good sized rear garden, offering plenty of space for outdoor activities or future landscaping. A unique feature is the lower ground floor, currently used as a garden store but with scope to be converted into a home office, additional bedroom, or reception room ideal for those looking to maximise living space. Please note, access to this area is via the garden.

This is a superb chance to put your own stamp on a home in a desirable village location. Early viewing is recommended to fully appreciate the potential on offer.

























- FOR SALE BY TRADITIONAL AUCTION
- CASH ONLY
- PLENTY OF POTENTIAL
- FRONT AND REAR GARDENS
- FIRST FLOOR BATHROOM
- KITCHEN DINING ROOM
- IN NEED OF MODERNISATION THROUGHOUT
- VIEWING ADVISED

https://www.rocketauctions.co.uk/auctions?ba_url=%2Fproperty%2F72-california-road-8595685

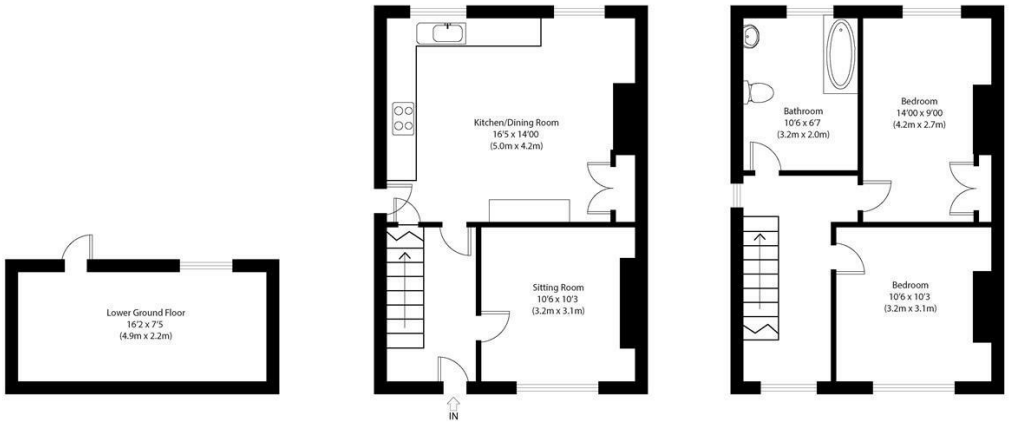
The lot is to be sold by traditional online auction with an end date and time of TBC.
An auction buyer's fee of 4.2% (inc of VAT) subject to a minimum fee of £7,200 (inc of VAT) is payable in addition to the purchase price.
The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.
The registration process is extremely simple and free.
Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).
Stage 1) Register your email address, create a password and confirm your account.
Stage 2) View the legal pack and arrange any viewings
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
Stage 4) You are ready to bid - Good Luck!
No deposit monies are required before you bid.Guide price(s) are an indication of the seller's expectation.
Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.
A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.
The complete legal pack would need to be inspected before an offer would be considered.
Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

LOCATION:
Set on the banks of the River Stour, the village of Mistley has a charming atmosphere and its surroundings provide everything required for today's lifestyles from shopping or commuting for work, education and leisure. the historical Manningtree high street is just 1 mile away, full of charming cafes, bistros, wine bars and everything else you would expect from a small but bustling market town, including a variety of independent shops, some well-known supermarkets and a traditional street market, alongside a selection of locally renowned restaurants, it's a town bursting with character and conveniences for the residences of this home to explore and enjoy.

From this ideally located home, residents can easily reach the B1352 and the A137, whist superb links to the A120 and A12 make traveling to Colchester, Ipswich and beyond easily possible. For rail travel, Mistley and Manningtree stations both have parking facilities and offer frequent services to London Liverpool Street in approximately 65 minutes using the fast service.

Agents notes:
Tenure - Freehold

Floor Plan



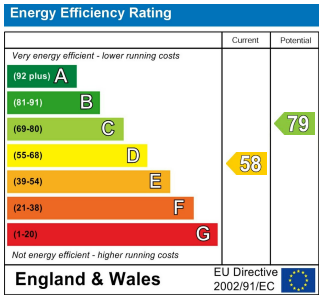
Approximate Gross Internal Area
925 sq ft (86 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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