



The Old Bank, High Street, Kelvedon, Colchester, CO5 9AE

welcome to

The Old Bank, High Street, Kelvedon, Colchester

An exceptional detached family home in the heart of Kelvedon - this former bank has been masterfully converted into over 2,700 sq ft of stylish living space.



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.

Location

The property is ideally located in the heart of the village with access to local shops, schools and cafes all within easy walking distance. A GP surgery, a dentist, an optician and a dispensing chemist are all located in the High Street. Kelvedon is a lively and well served village with excellent pubs including The Sun and The Blue Anchor, and an award-winning Indian restaurant, Kelvedon Spice.

Outdoor life is easy to embrace with Braxted Park, The Essex Gold & Country Club and Marks Hall all within a few miles of Kelvedon. Less than two miles

away is Prested Hall, an exclusive member only spa and health club.

Commuters will appreciate direct train links to London Liverpool Street just 50 minutes and easy access to key road networks, A120, M11, A12, M25 combining village tranquillity with superb connectivity.

Kelvedon is situated on the A12 truck road between Colchester and Chelmsford. Witham is just 4 miles away and the charming village of Coggeshall 3 miles.

Entrance Hall

Entrance door to front. Stairs rising to first floor.

Study

13' 4" x 12' 8" (4.06m x 3.86m)
Bay window to front.

Lounge

26' 7" x 18' 3" (8.10m x 5.56m)
Bay window to front. Open access into :-

Kitchen

22' 6" x 17' 5" (6.86m x 5.31m)
Door into dining room and utility room. Modern fitted kitchen with a range of wall and base units with stone worksurfaces incorporating a sink and drainer. Kitchen island with hob and extractor over and wine cooler. Integral Bosch double oven and fridge/freezer.

Cloakroom

Vanity wash hand basin and wc.

Utility Room

14' 2" x 8' 11" (4.32m x 2.72m)
Window to rear. Base units with worksurface incorporating sink and drainer. Space for washing machine and tumble dryer.

Dining Room / Family Room

19' 7" x 11' 10" (5.97m x 3.61m)
Windows to side.

First Floor

Bedroom One

20' 3" x 9' 6" (6.17m x 2.90m)
Two windows to front. Door into:-

Ensuite

7' 7" x 4' 9" (2.31m x 1.45m)
Vanity wash hand basin, shower cubicle and wc.

Bedroom Two

14' 10" x 12' 6" (4.52m x 3.81m)
Window to front and door into :-

Ensuite

7' 10" x 6' 4" (2.39m x 1.93m)
Shower cubicle, vanity wash hand basin and wc.

Bedroom Three

19' 4" x 8' 10" (5.89m x 2.69m)
Two windows to rear

Bedroom Four

18' x 9' 10" (5.49m x 3.00m)
Windows to side and rear.

Bathroom

9' 3" x 7' 10" (2.82m x 2.39m)
Window to side. Panel enclosed bath with shower over and shower screen. Vanity wash hand basin, wc and heated towel rail.

Exterior

Rear Garden

Enclosed by panel fencing. Block paved patio area and laid to lawn.

One Allocated Parking Space.

Agents Note

Images are CGI edited and dressed. There are no fitted wardrobes or furniture sold with the property.



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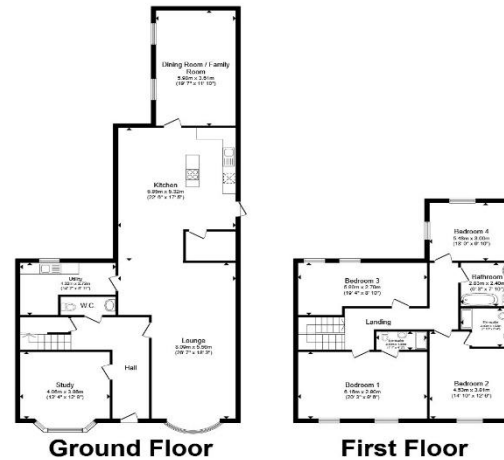
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom Detached Home
- Bathroom and Two En-Suite

Tenure: Freehold EPC Rating: C

Council Tax Band: G



guide price

£650,000

Total floor area 230.8 m² (2,484 sq.ft.) approx
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.propertybox.io



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Property Ref:
CGS105722 - 0018

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