



Winnock Road, Colchester, CO1 2BJ

welcome to

Winnock Road, Colchester

Offered with NO ONWARD CHAIN, this two/three bedroom Victorian terrace house is situated in the popular New Town area of Colchester, offering excellent access to amenities and transport links. The property is beautifully presented throughout and an early viewing is advised,



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

Stairs to first floor, door to:

Dining Area

14' max x 11' 4" max (4.27m max x 3.45m max)

Double glazed window to rear, carpet, radiator, door to Kitchen, archway to:

Living Area

10' 10" + bay recess x 10' 6" max (3.30m + bay recess x 3.20m max)

Double glazed bay window to front, carpet, radiator.

Kitchen

9' 3" max x 7' 2" max (2.82m max x 2.18m max)

Modern kitchen comprising range of base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with stainless steel splashback and extractor hood over, space for tall fridge/freezer, space for washing machine, laminate wood flooring, ceiling spotlights, double glazed window to side and door to side.

First Floor Accomodation

Landing

Built-in cupboard, doors to:

Bedroom One

11' 3" x 8' 10" (3.43m x 2.69m)

Double glazed window to front, radiator, carpet.

Bedroom Two

11' 4" x 8' 11" max (3.45m x 2.72m max)

Double glazed window to rear, radiator, carpet.

Nursery / Study

7' 11" x 5' (2.41m x 1.52m)

Double glazed window to front, radiator, carpet.

Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, wash hand basin set into vanity unit and low level w.c., tiled walls, radiator, obscure double glazed window to rear.

Outside

The rear garden is laid to lawn, all enclosed by panel fencing.



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Winnock Road, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Attractive Bay Fronted Home
- Open Plan Lounge/Diner
- Two/Three Bedrooms
- Modern First Floor Bathroom
- Enclosed Rear Garden With Store Room

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£210,000



directions to this property:

Refer to map



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Please note the marker reflects the postcode not the actual property



Property Ref:
CCS121205 - 0002

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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