



Sceptre Close, Tollesbury, CM9 8XB
O.I.E.O £200,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

FOR SALE through the Modern Method of Auction (Starting bid price). A two-bedroom bungalow in a peaceful Tollesbury no-through road, offering refurbishment potential, open-plan living, and a rear garden, with no onward chain.

Presenting a charming Two Bedroom Bungalow, situated in the desirable waterside village of Tollesbury. This property, offered with No Onward Chain, is located within a peaceful no-through road in Sceptre Close, ensuring a tranquil living environment. It is important to note that the property Requires Refurbishment, offering an exciting opportunity for a buyer to modernise and personalise to their own taste and specification. Upon entering, an inviting Entrance Hall allows access to further accommodation.

The property boasts a well-appointed Kitchen, designed for practical living. The accommodation further comprises a comfortable Shower Room and an impressive Open Plan Living/Garden Room, creating a versatile space. The two generously sized Bedrooms offer comfortable private retreats. Externally, the property benefits from a Garage & Parkings. The Rear Garden offers a private outdoor space, ideal for enjoying the warmer months. Located in a waterside village, residents can enjoy the local amenities and scenic surroundings. This location is convenient for access to local shops, services, making it a sought-after location for many. Viewing is essential to fully appreciate the appeal and potential of this bungalow. (The property also benefits from solar panels, we are waiting for further information from the owner regarding this). EPC: E, Council Tax: C.

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a

Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Entrance Porch

3'10 x 3'3 (1.17m x 0.99m)

Part obscure double glazed entrance door to front, obscure double glazed window to front, wood effect flooring, door to:

Hallway

10'2 x 5'2 (3.10m x 1.57m)

Radiator, wood effect flooring, access to loft, coved to ceiling, doors to further accommodation including:

Bedroom

10'2 x 8'4 (3.10m x 2.54m)

Double glazed window to front, radiator, wood effect flooring, coved to ceiling.

Bedroom

10'1 x 8'9 plus wardrobe (3.07m x 2.67m plus wardrobe)

Double glazed window to front, radiator, fitted wardrobe with sliding mirrored doors.

Shower Room

7'11 x 5'9 (2.41m x 1.75m)

Obscure double glazed window to side, full length storage cabinet, suite comprising wash hand basin with mixer tap and drawer unit below, low level w.c., shower cubicle with aqua board and electric shower with glazed screen, heated towel rail, part tiled to walls, wood effect flooring.

Kitchen

12' x 7'8 plus door recess (3.66m x 2.34m plus door recess)

Double glazed window to rear, double glazed door to rear, cupboard housing boiler, range of matching units, chest level electric oven, four ring gas hob (bottled gas) with splash back and extractor, 1 1/2 bowl stainless steel sink drainer unit with mixer tap set int work surface, space for fridge/freezer, wood effect flooring.

Living Room

13'8 x 11'3 (4.17m x 3.43m)

Feature log burner to one corner with flue, radiator, wood effect flooring, coved to ceiling, open to:

Garden Room

14'1 x 10'8 (4.29m x 3.25m)

Windows to side and rear, radiator, wood effect flooring, double doors to:

Rear Garden

Ramp from back down down to lawned area, block paved pathway providing access to front, raised feature pond constructed with railway sleepers with pergola above, paved seating area, oil tank, timber log store, outside tap, door into:

Garage

17'2 x 8'1 (5.23m x 2.46m)

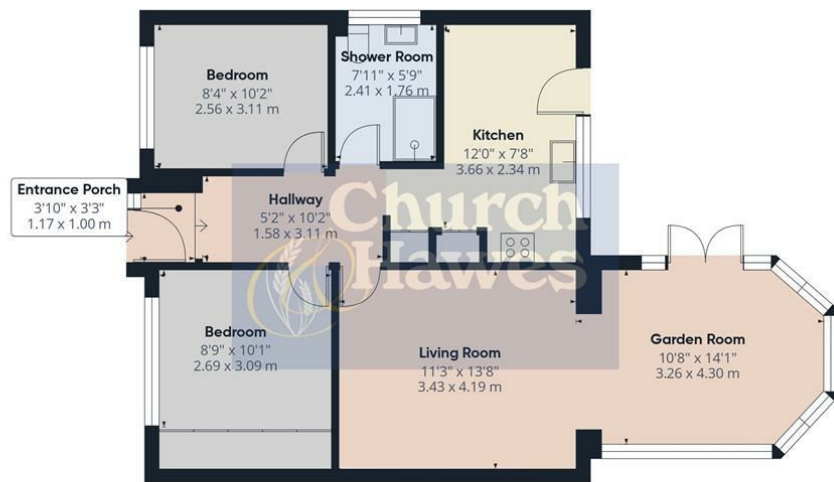
Up and over door to front, power and light connected, door to side.

Agents Note, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure compliance and satisfy customer due diligence.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area

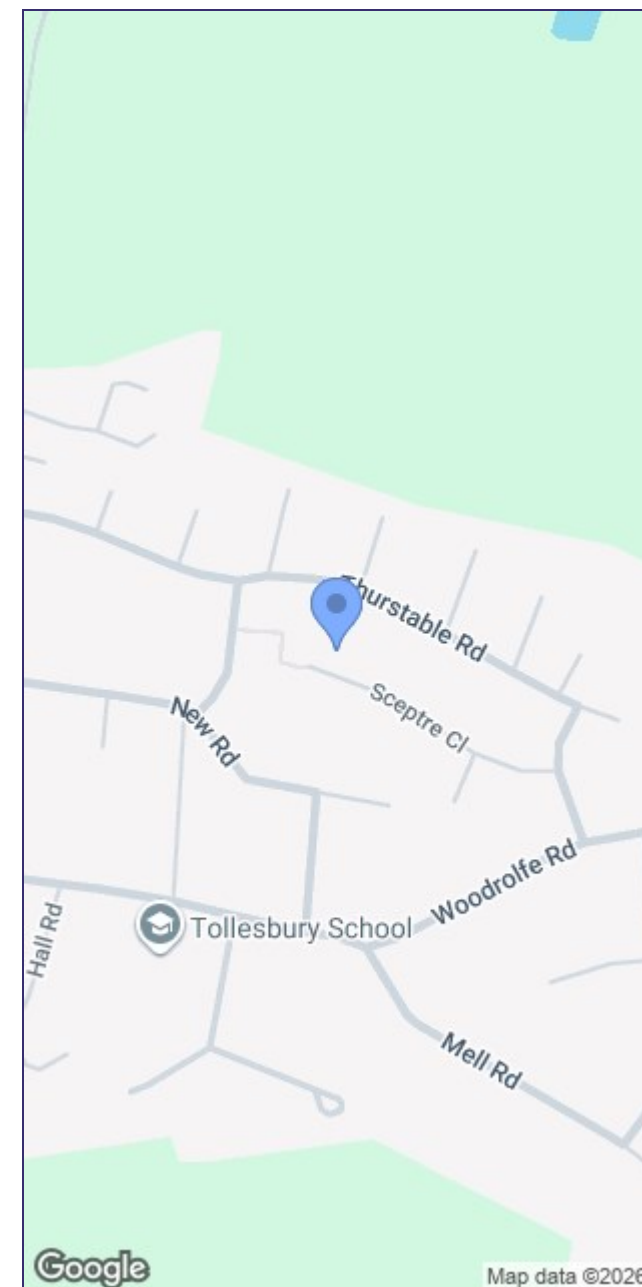
884 ft²

82.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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