



**Wellside, Marks Tey, Colchester, CO6 1XG**

**welcome to**

**Wellside, Marks Tey Colchester**

This two bedroom semi detached bungalow is offered with NO ONWARD CHAIN and provides an ideal RENOVATION OPPORTUNITY. Being located in Marks Tey the property benefits from local amenities and access to both the A12/A120 and Marks Tey train station.



## 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.

## Side Entrance Door To:

### Entrance Porch

With door to:

### Hallway

With doors to:

### Living Room

17' 6" x 11' 3" ( 5.33m x 3.43m )

Upvc double glazed bow window to front, radiator, gas fire and stone hearth.

## Kitchen

9' 5" max x 9' 2" max ( 2.87m max x 2.79m max )

Window to rear and door to Lean-To, base and eye level units, stainless steel sink unit, space for appliances.

## Bedroom One

12' 5" max x 9' 3" + recess ( 3.78m max x 2.82m + recess )

Built-in wardrobe, radiator, doors to Lean-To.

## Bedroom Two

9' 10" x 9' 3" ( 3.00m x 2.82m )

Double glazed window to front, radiator.

## Shower Room

Shower cubicle, wash hand basin set into vanity unit and low level w.c., tiled walls and floor, radiator, double glazed window to side.

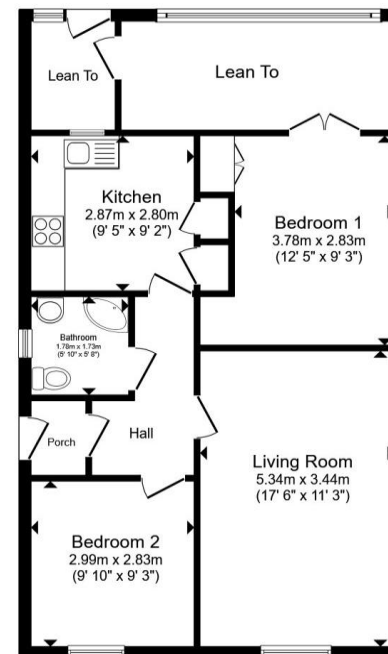
## Lean-To

With doors to further Lean-To giving access to the rear garden.

## Outside

There is a lawned garden to the front of the property with retaining panel fence. There is a driveway to the side providing off road parking and leading to the garage.

The rear garden commences with patio, the remainder being laid to lawn, enclosed by panel fencing and high level hedging.



Total floor area 72.5 m<sup>2</sup> (781 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](http://www.propertybox.io)



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## Wellside, Marks Tey Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Refurbishment Opportunity
- Semi Detached Bungalow
- Two Bedrooms
- Shower Room
- Driveway, Garage & Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

guide price

**£200,000**



### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121539 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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