





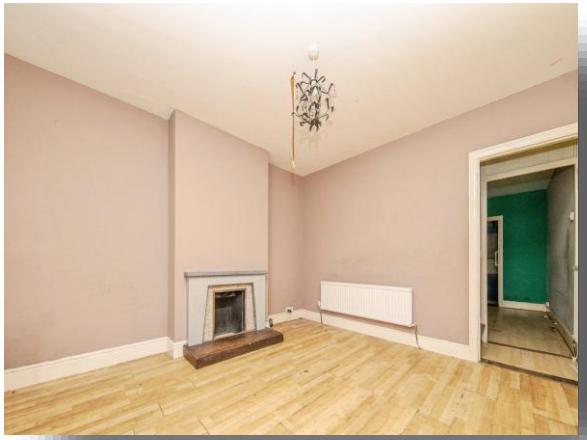
**Birch Avenue,Harwich CO12 4DA**

william h brown

***welcome to***

## Birch Avenue, Harwich

OFFERED WITH NO ONWARD CHAIN is this two bedroom mid-terraced house ideally located close to local schools, sea front and town centre.  The property does require modernisation and refurbishment.













## 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.

## Accommodation
Entrance door to:-

## Lounge
Sash window to front, window to front, radiator.

## Internal Hall
Door to dining room.

## Dining Room
Understairs cupboard, window to rear, radiator.

## Kitchen
Matching wall and base units with roll-edge work top and tiled splashback, stainless steel sink with mixer tap and draining board, UPVC double glazed window to side, UPVC double glazed door to side leading to garden.

## First Floor Landing
Door into Bedroom One.

## Bedroom One
UPVC double glazed window to front, storage cupboard.

## Bedroom Two
UPVC double glazed window to rear, storage cupboard.

## Bathroom
Low level WC, pedestal wash hand basin, bath with mixer taps, part tiled walls, window to rear.

## Outside
There is a decking area leading to patio with shed. To the front of the property there is a garden enclosed by brick wall with gate and path to front door.

*welcome to*

# Birch Avenue, Harwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-Terraced House
- 2 Bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

## £110,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/HAW110354

The Property Ombudsman

Property Ref:
HAW110354 - 0003

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.

william h brown

**01255 503125**

Harwich@williamhbrown.co.uk

280-282 High Street, Dovercourt, HARWICH, Essex, CO12 3PD

**williamhbrown.co.uk**

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.