



Hallcroft Chase, Highwoods, COLCHESTER, CO4 9WG

welcome to

Hallcroft Chase, Highwoods, COLCHESTER

Offered with NO ONWARD CHAIN this charming SEMI-DETACHED HOUSE is WELL-PRESENTED THROUGHOUT making the IDEAL HOME FOR FIRST TIME BUYERS. Situated in a SOUGHT-AFTER RESIDENTIAL AREA the property is convenient for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120.



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

The property is entered via the side door with obscure double glazed inset leading to:

Lobby

Laminate flooring and a door leading to:

Living Room

Double glazed window to the front aspect, built-in understairs cupboard, radiator, laminate flooring, stairs rising to the first floor and a door leading to:

Kitchen / Dining Room

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, tiled flooring and double glazed sliding patio doors leading to:

Conservatory

Double glazed side door opening onto the rear garden, double glazed windows to the rear and side aspects, radiator, inset spotlights and tiled flooring.

First Floor Landing

Access to the loft (housing the boiler) and doors leading to:

Bedroom One

Double glazed window to the front aspect and a radiator.

Bedroom Two

Double glazed window to the rear aspect, fitted wardrobes with mirror fronted sliding doors and a radiator.

Shower Room

Obscure double glazed window to the side aspect, walk-in double shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin, low level WC, two built-in cupboards, chrome heated towel rail, extractor fan, inset spotlights, part tiled walls and laminate flooring.

Rear Garden

The rear garden is mainly laid to lawn with a block paved patio area and further access via the wooden gates to the side and rear.

Garage

Up-and-over door to the front, part double glazed side door with power and lighting connected.

Parking

The driveway can be found to the rear of the property providing off road parking.



view this property online williamhbrown.co.uk/Property/CSJ109811



welcome to

Hallcroft Chase, Highwoods COLCHESTER

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- Semi-Detached House

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Guide Price

£200,000



view this property online williamhbrown.co.uk/Property/CSJ109811



Property Ref:
CSJ109811 - 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 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.



Please note the marker reflects the postcode not the actual property

 william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex, CO4 0NA



williamhbrown.co.uk