



Francis Way, Colchester, CO4 3DZ

welcome to

Francis Way, Colchester

Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED HOUSE has undergone EXTENSIVE REFURBISHMENT making the PERFECT HOME FOR FIRST TIME BUYERS. Situated at the end of a SOUGHT-AFTER CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, bus services, VARIOUS SHOPS 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.

Hallway

Radiator, stairs rising to the first floor and a door leading to:

Living Room

15' 4" x 13' 2" max (4.67m x 4.01m max)
Double glazed window to the front aspect, chimney breast with electric fireplace feature, radiator and a door leading to:

Kitchen / Dining Room

13' 2" x 8' 10" (4.01m x 2.69m)
Part obscure double glazed door opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of white wall and floor mounted matching cupboards and drawers (soft closing), built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, wall-mounted Ideal boiler and a radiator.

First Floor Landing

Access to the loft, built-in airing cupboard (with a radiator and shelving) and doors leading to;

Bedroom One

13' 2" x 12' 2" max (4.01m x 3.71m max)
Double glazed window to the front aspect and a radiator.

Bedroom Two

8' 10" x 7' 4" (2.69m x 2.24m)
Double glazed window to the rear aspect and a radiator.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and adjustable shower head, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, extractor fan and part brick patterned tiled walls.

Side And Rear Garden

The privately enclosed side and rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear and further access via the front gate and paved pathway to the side.

Parking

The shingled driveway can be found to the front and side of the property provided off road parking for a number of vehicles.

Agents Note

The property had subsidence, the damage was a result of root induced clay shrinkage which was caused by trees. Remedial work has been carried out and was completed in 2025 via an insurance claim and a certificate of structural adequacy issued. We would recommend interested party make any necessary enquires through their legal representative and surveyor.



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welcome to

Francis Way, Colchester

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

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

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109713 - 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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