



**Vint Crescent, Colchester, CO3 3QQ**

**welcome to**

**Vint Crescent, Colchester**

Offered with NO ONWARD CHAIN, this two bedroom maisonette is situated in the ever popular LEXDEN area, within 1 mile of Colchester's city centre and within close proximity of popular schools as well as offering excellent access to Lexden Park green area.



## 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 Door To:

## Entrance Hall

With window to side, stairs to first floor.

## Landing

Wood effect flooring, radiator, airing cupboard and two further storage cupboards, doors to:

## Lounge

14' 9" x 12' 1" ( 4.50m x 3.68m )

Wood effect flooring, feature fireplace, two radiators, door to lovely enclosed Balcony with views over the grounds, square arch to:

## Dining Room

8' 8" x 7' 7" ( 2.64m x 2.31m )

Wood effect flooring, two double glazed windows to side, radiator.

## Kitchen

8' 5" x 8' 5" ( 2.57m x 2.57m )

Matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, boiler, cooker and four ring electric hob, space for appliances, lino flooring, radiator, door to further Balcony.

## Bedroom One

14' 3" to front of wardrobe x 11' 7" ( 4.34m to front of wardrobe x 3.53m )

Wood effect flooring, two built-in wardrobes/storage cupboards, radiator, double glazed window to front.

## Bedroom Two

11' 10" x 11' 8" ( 3.61m x 3.56m )

Wood effect flooring, radiator, double glazed window to rear, stairs to Loft Room.

## Bathroom

Double walk-in shower, concealed cistern w.c., wash hand basin set into vanity unit with cupboards below, wall mounted cabinet with mirror and light, lino flooring, double glazed window to rear.

## Loft Room

Spacious and useful loft room with two double glazed windows.

## Outside

The property benefits from permit parking and lovely mature communal gardens.



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## Vint Crescent, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First Floor Maisonette
- Stair Lift
- Two Double Bedrooms
- Shower Room
- Permit Parking

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

guide price

**£180,000**



### directions to this property:

Refer to map



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS121438 - 0002

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