



**Princess Street, Harwich CO12 4PF**

**welcome to**

**Princess Street, Harwich**

A two bedroom mid-terraced house ideally located for retail park, local shop and railway station. Offered with NO ONWARD CHAIN.



## **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.

### **Lounge**

Composite front door, UPVC double glazed window to front, radiator.

### **Dining Room**

UPVC double glazed window to rear, radiator, stairs to first floor.

### **Kitchen**

Matching wall and base units with roll-edge work top and tiled splashbacks, space for cooker and fridge/freezer, storage cupboard, UPVC double glazed window to side, stainless steel sink and drainer.

### **Utility Room**

Work top space with plumbing below for washing machine and space for white goods appliance, UPVC double glazed door to side leading to garden.

### **First Floor Landing**

#### **Bathroom**

Obscure UPVC double glazed window to rear, bath, low level WC, pedestal wash hand basin.

#### **Bedroom Two**

UPVC double glazed window to rear, radiator.

#### **Bedroom One**

UPVC double glazed window to front, radiator.

### **Outside**

The rear garden has been paved.



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## Princess Street, Harwich

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

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£125,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW110553 - 0003

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