





Mill Road,Mile End Colchester CO4 5LE

william h brown

welcome to

Mill Road, Mile End Colchester

Offered with NO ONWARD CHAIN, this detached bungalow is situated on the north side of Colchester, within close proximity of a nursery, play park, local shops, amenities, schools and general hospital. The property also offers excellent access to North Station and the A12.













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.

Covered Entrance
With entrance door to:

Entrance Hall
Built-in cupboard, upvc double glazed door to rear garden, internal doors to all rooms.

Lounge / Diner
Upvc double glazed windows to side and rear, two radiators, carpet.

Kitchen / Breakfast Room
Base and eye level units, work surfaces, inset sink unit, integrated oven and hob, tiled floor, upvc double glazed window to front.

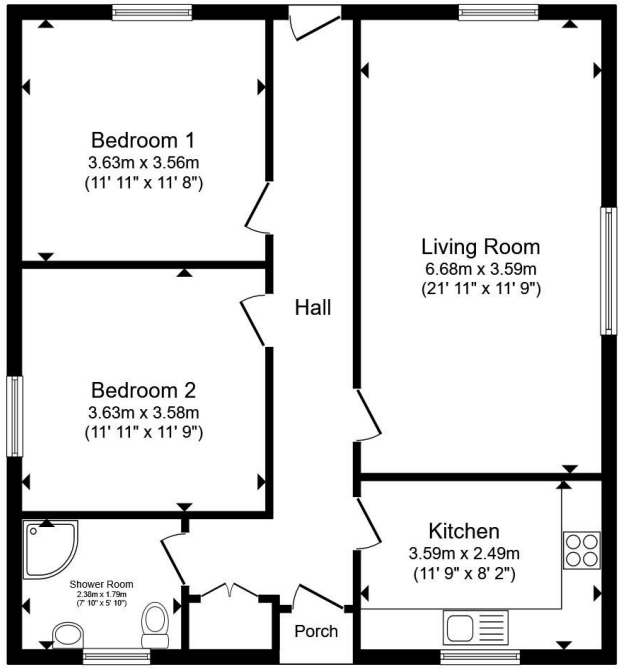
Bedroom One
Upvc double glazed window to side, radiator, carpet.

Bedroom Two
Upvc double glazed window to rear, radiator, carpet.

Shower Room
Circular shower cubicle, pedestal wash hand basin, w.c., part tiled walls, tiled floor, upvc double glazed obscure window to front.

Outside
There is a driveway providing off street parking for several cars as well as detached double garage and further detached single garage.

There is a large rear garden which is laid to lawn with mature trees.



Total floor area 79.1 m² (851 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Mill Road, Mile End Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Lounge/Diner & Kitchen/Breakfast Room
- Two Double Bedrooms
- Shower Room
- Large Garden
- Double Garage & Single Garage

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

guide price

£180,000





view this property online williamhbrown.co.uk/Property/CCS121845

directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
CCS121845 - 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.

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