

Mount Road, Braintree, CM7 3JA

william h brown

welcome to

Mount Road, Braintree

Conveniently located close to the town centre, train station and bus station, this spacious three-bedroom end of terrace home features a lounge, separate dining room, kitchen, shower room, basement and detached garage, making it an ideal purchase for families, first-time buyers and commuters.













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

Lounge
14' 3" into bay x 11' 10" (4.34m into bay x 3.61m)

Dining Room
11' 2" x 15' 3" (3.40m x 4.65m)

Kitchen
8' 10" x 6' 7" (2.69m x 2.01m)

Inner Hallway

Shower Room
5' 11" x 8' (1.80m x 2.44m)

Basement
11' 2" x 9' 10" (3.40m x 3.00m)

Landing

Bedroom One
11' 7" x 15' 3" (3.53m x 4.65m)

Bedroom Two
11' 7" x 9' 8" (3.53m x 2.95m)

Bedroom Three
8' 10" x 7' 3" (2.69m x 2.21m)

Garden

Garage / Outbuilding
18' 4" x 8' 2" (5.59m x 2.49m)

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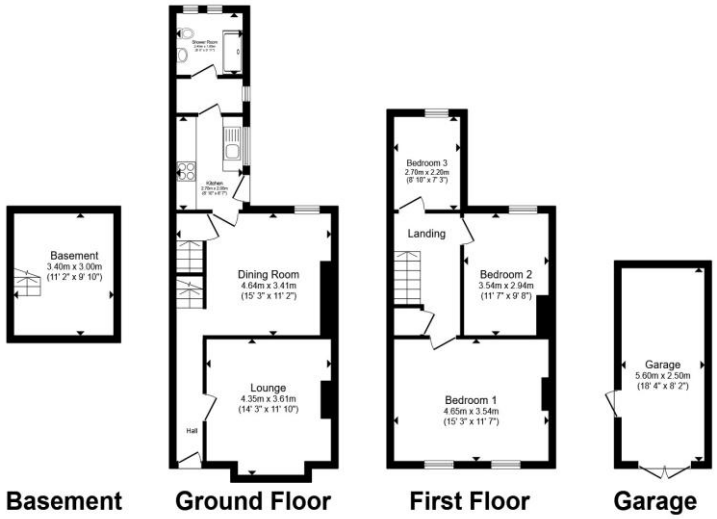
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- The Modern Method of Auction is open to Mortgage and Cash Buyers
- Convenient Town Centre Location

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

guide price

£275,000



Total floor area 109.4 m² (1,177 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









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
BTR110575 - 0006

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