

- Three bedrooms
- Semi-detached house
- Approximate internal extent of 947 SQFT
- Garage and parking
- Freehold
- In need of modernisation
- EPC D
- Auction Friday 27 March 2026



Register to bid

Auction guide £250,000

Lot 132 - 1 Oddcroft Colne Engaine Colchester CO6 2ET

A vacant, three-bedroom, freehold, semi-detached house in need of modernisation, ideal for investors with an approximate internal extent of 947 SQFT (Title number: EX763817)

FOR SALE BY AUCTION: To be sold by public auction on the instruction of the executor. A three-bedroom semi-detached house in need of modernisation, with an approximate internal extent of 947 SQFT. The accommodation comprises of a living room, a dining room, a conservatory, a WC and a kitchen on the ground floor with three bedrooms and a bathroom on the first floor. Outside, there is a garage, front lawn, and side access to the rear garden, with a grassed and concreted area. Ideal for investors. To be sold via a two-hour online bidding window on Friday, 27 March 2026.

Auctioneer's comments: 'An ideal investment property in a popular residential location.'

Auction date

The property is to be sold by public auction on Friday, 27 March 2026, via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Three bedrooms, semi-detached house, 947 SQFT, freehold, vacant, parking, garage, garden

Location

Colne Engaine, 11.6 miles from Colchester, Essex, East of England

Accommodation

Ground floor: WC, kitchen, living room, dining room, conservatory

First floor: three bedrooms, bathroom

Outside

Front garden, parking, garage, rear garden

EPC rating

D

Tenure

Freehold with vacant possession

Local authority and council tax band

Essex County Council

Braintree District Council

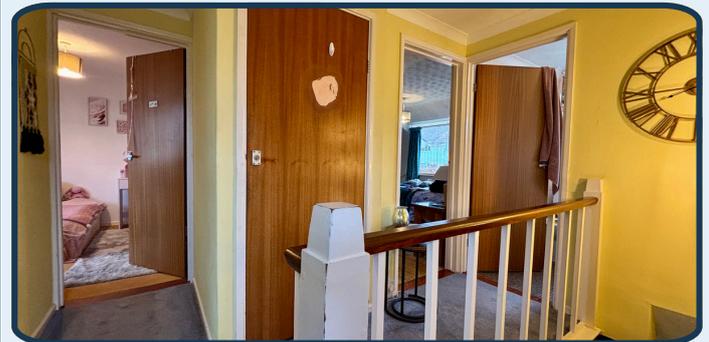
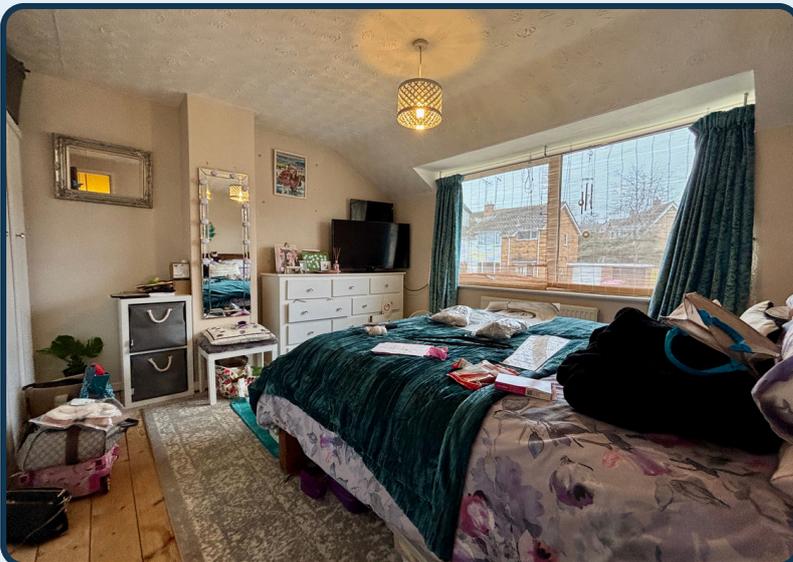
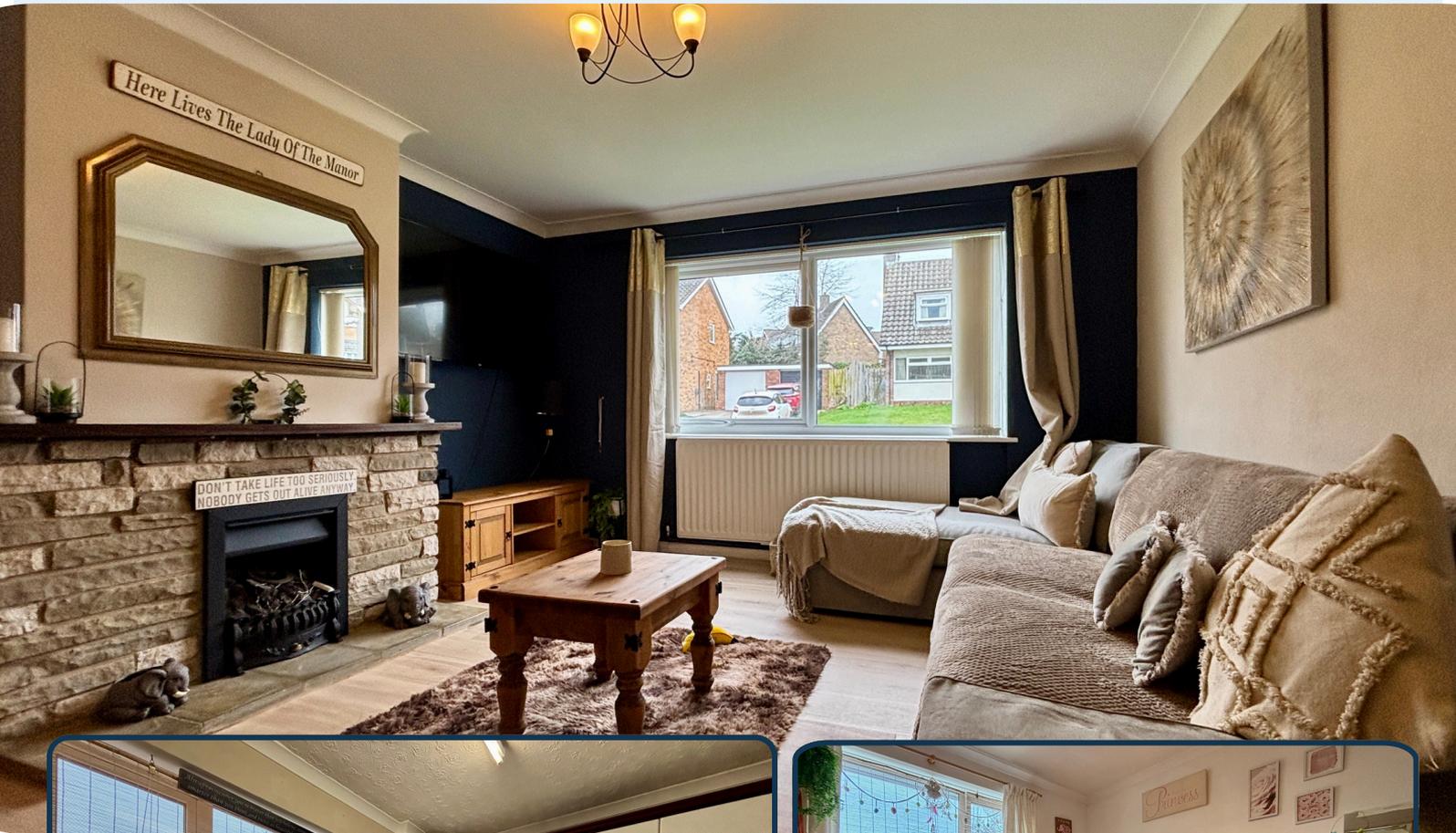
Council tax band: C

Pre-auction bids

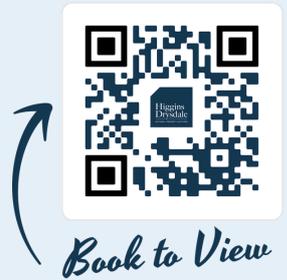
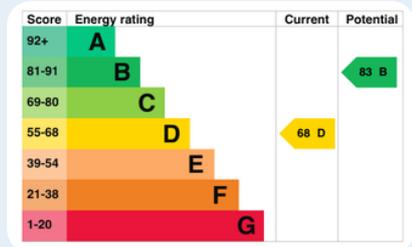
To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.







Higgins Drysdale