



**Falcon Crescent, Colchester, CO1 2HR**

**welcome to**

## **Falcon Crescent, Colchester**

Offered with vacant possession, this spacious three storey family home is situated in the New Town area, backing onto Old Heath Recreation Ground and offering good access to the city centre and train station.



## 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

Stairs to first floor, radiator.

### Kitchen / Diner

14' 11" max x 11' 10" max ( 4.55m max x 3.61m max )  
Double glazed window to rear, upvc double glazed door to rear, matching base and eye level units, roll edge work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, space for appliances, tiled floor, cupboard housing boiler, radiator.

### Study / Storage

9' 5" x 8' ( 2.87m x 2.44m )

With door to:

### Utility Room

8' x 5' 2" ( 2.44m x 1.57m )

With door back to hallway.

### First Floor Landing

Airing cupboard, doors to:

### Shower Room

Corner shower cubicle, concealed cistern w.c., wash hand basin, vanity cupboards, heated towel rail, part tiled walls, tiled floor, obscure double glazed window to rear.

### Living Room

24' 5" max x 15' max ( 7.44m max x 4.57m max )

Double glazed windows to front and rear, two radiators, fireplace and surround, stairs to second floor.

## Second Floor Accommodation

### Landing

Loft access with ladder, doors to:

### Bedroom One

15' max x 12' max ( 4.57m max x 3.66m max )

Double glazed window to front, radiator, built-in wardrobes.

### Bedroom Two

11' 10" x 8' 3" ( 3.61m x 2.51m )

Double glazed window to rear, radiator.

### Bedroom Three

8' 6" x 6' 6" ( 2.59m x 1.98m )

Double glazed window to rear, radiator.

### Outside

The property benefits from off road parking.

There is a fully enclosed rear garden which is laid to astro turf with flower borders.



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## Falcon Crescent, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Kitchen/Diner & Living Room
- Utility & Store Room
- Three Bedrooms
- Shower Room
- Enclosed Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£230,000**



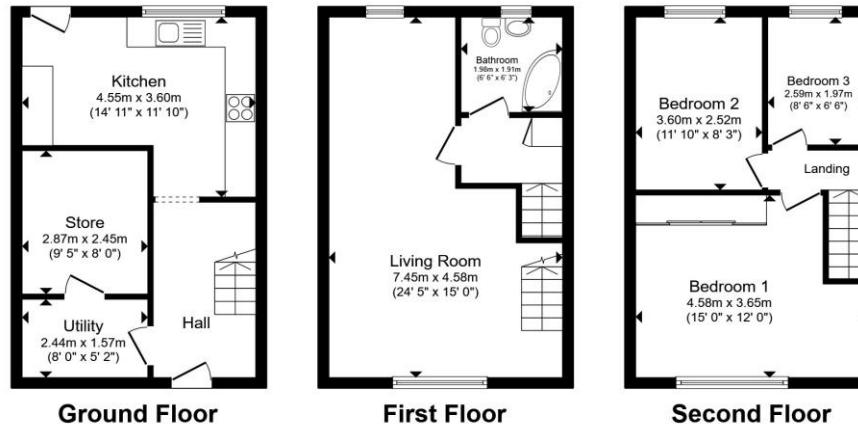
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Property Ref:  
CCS121206 - 0002

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Total floor area 98.4 m<sup>2</sup> (1,059 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](http://www.propertybox.io)



Please note the marker reflects the postcode not the actual property



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