

oakheart



£325,000

By Auction

The Lane, West Mersea



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of

£6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Gossip Cottage is a charming Grade II listed property, believed to date back to the 17th century. Retaining its rich historical character, the cottage showcases its heritage with delightful period features, including multi-pane windows, parallel ridge and gable

roofs, exposed beams, and a magnificent inglenook fireplace that serves as the heart of the home.

The ground floor offers a traditional layout, beginning with a quaint country-style kitchen, thoughtfully designed to complement the cottage's character. There is space for a gas range cooker and plumbing for a washing machine, ensuring practicality alongside its rustic charm. The lounge is a warm and inviting space, featuring attractive dual-aspect windows that allow natural light to flood in, along with original exposed beams that add to the home's unique ambiance.

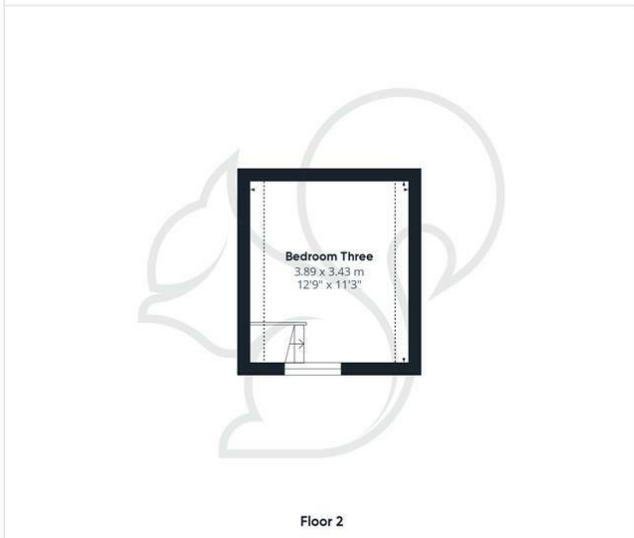
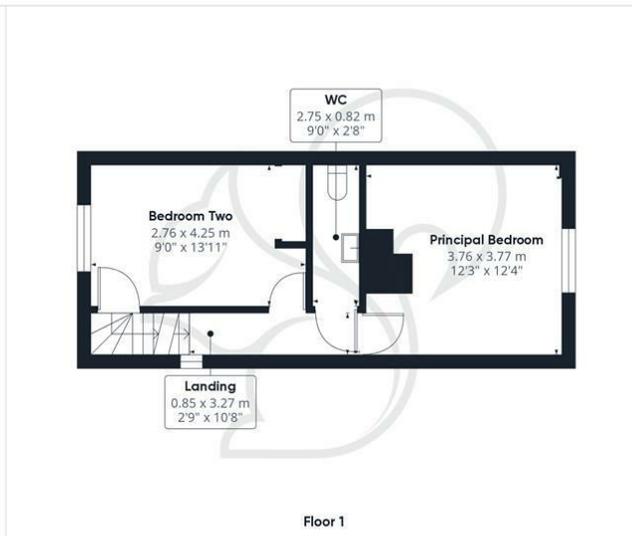
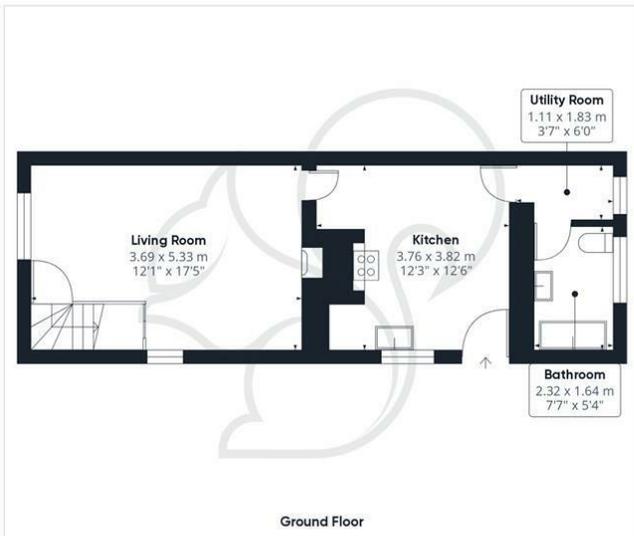
The first floor comprises two double bedrooms, both boasting charming period detail











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Approximate total area^m

81.35 m²
875.65 ft²

Reduced headroom

1.91 m²
20.54 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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