



Pownall Crescent, Colchester, CO2 7RF

welcome to

Pownall Crescent, Colchester

This deceptively spacious three bedroom end of terrace house is situated off Mersea Road within one mile of Colchester Town train station and the city centre. The property is well presented throughout and is offered with NO ONWARD CHAIN.



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 Porch

With Entrance Door to:

Lounge / Diner

Carpet, feature electric fireplace, two radiators, upvc double glazed window to front, single glazed window to rear, stairs to first floor, door to:

Kitchen

Single glazed window to side, modern range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, built-in oven and hob, tiled splashbacks, dishwasher and fridge, door to Utility room, door to Bathroom.

Utility Room / Lean-To

Upvc double glazed windows, upvc double glazed door to garden, space and plumbing for washing machine.

Shower Room

White suite comprising double shower cubicle, wash hand basin set into vanity unit with cupboards below and concealed cistern w.c., tiled floor, tiled walls, radiator, two upvc double glazed windows to rear.

First Floor Accommodation

Landing

Cupboard, doors to:

Bedroom One

Upvc double glazed window to front, carpet, radiator.

Bedroom Two

Carpet, radiator, upvc double glazed window to rear.

Bedroom Three

Upvc double glazed windows to side and rear, carpet, radiator.

Outside

There is a driveway providing off road parking for around 4 cars and leading to storage garage/workshop.

The rear garden commences with patio, the remainder being laid to lawn, all enclosed by panel fencing.

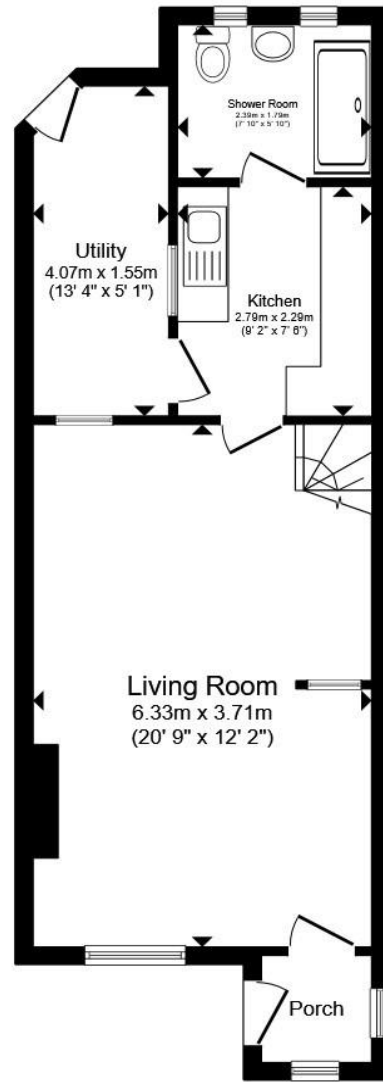
Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

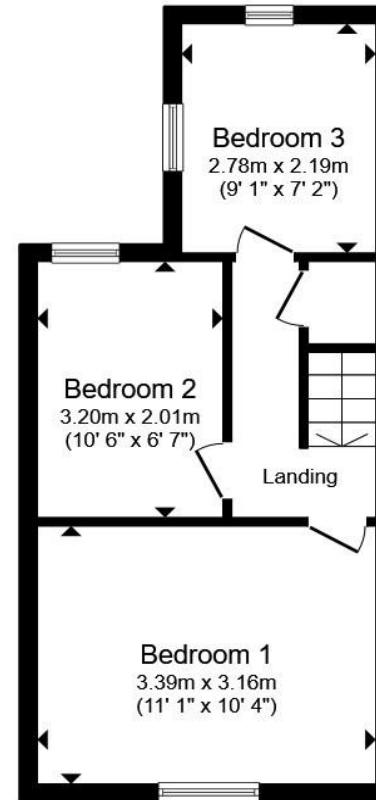


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Ground Floor



First Floor

Total floor area 76.8 m² (827 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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Pownall Crescent, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End of Terrace House
- Spacious Living Accommodation
- Ground Floor Shower Room
- Three Bedrooms
- Ample Parking & Enclosed Rear Garden

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

guide price

£180,000



directions to this property:

Refer to map



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121745



Property Ref:
CCS121745 - 0007

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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