



Manor Road, Harwich CO12 4DY

welcome to

Manor Road, Harwich

A two bedroom terraced house situated in a popular location within CLOSE PROXIMITY of local shops, town centre, retail park and sea front. Would be ideal for first time buyers or investment opportunity.



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

Door into Lounge.

Lounge

11' 10" x 11' 2" (3.61m x 3.40m)

Radiator, UPVC double window to front, feature fireplace, opens to Dining Room.

Dining Room

11' 9" x 10' 11" (3.58m x 3.33m)

UPVC double glazed door to rear garden, tower radiator, stairs to first floor.

Kitchen

11' 10" x 6' 7" (3.61m x 2.01m)

Matching wall and base units with square edge work top and tiled splashback, space for cooker, washing machine and fridge/freezer, stainless steel sink with mixer taps and draining board, UPVC double glazed windows to side and rear, extractor fan.

First Floor Landing

UPVC double glazed window to side, access to loft.

Bedroom One

12' 1" x 11' (3.68m x 3.35m)

UPVC double glazed window to front, radiator, feature fireplace.

Bedroom Two

10' 11" x 9' 1" (3.33m x 2.77m)

UPVC double glazed window to rear, feature fireplace, radiator, storage cupboard.

Bathroom

7' 10" x 7' (2.39m x 2.13m)

Bath with mixer taps and shower attachment, heated towel rail, wash hand basin, low level WC, heated towel rail, shower wall panels to all walls.

Outside

The rear garden is mainly laid to lawn with path to rear, garden shed and gate to rear access.



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Manor Road, Harwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Terraced House
- 2 Bedroom

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

guide price

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAW110473 - 0005

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