



**Churnwood Close, Colchester, CO4 3EU**

**welcome to**

**Churnwood Close, Colchester**

A fantastic EXTENDED DETACHED BUNGALOW offered with NO ONWARD CHAIN occupies a GENEROUS PLOT and provides SUBSTANTIAL ACCOMMODATION making the PERFECT FAMILY HOME. Situated at the end of a SECLUDED CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, various shops and the A12/A120.



## 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

The property is entered via the front door with obscure double glazed insets leading to:

## Porch

Double glazed windows to the front and side aspects and a part obscure double glazed door leading to;

## Hallway

Radiator and doors leading to;

## Kitchen

10' 4" x 10' ( 3.15m x 3.05m )  
Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric double oven, four-ring electric hob with cooker hood over and plumbing for a dishwasher.

## Living Room

18' 10" x 12' 2" ( 5.74m x 3.71m )  
Double glazed sliding patio doors opening onto the paved terrace and rear garden, double glazed windows to the rear aspect, electric fireplace feature, two radiators and double doors leading to:

## Dining Room

14' 6" x 10' ( 4.42m x 3.05m )  
Double glazed window to the rear aspect, radiator and laminate flooring.

## Bedroom One

14' 6" x 9' 8" ( 4.42m x 2.95m )  
Double glazed window to the rear aspect, fitted wardrobes and a radiator.

## Bedroom Two

11' 10" x 9' 10" ( 3.61m x 3.00m )  
Double glazed window to the front aspect, fitted wardrobes with sliding doors and a radiator.

## Bedroom Three

12' 2" x 8' ( 3.71m x 2.44m )  
Double glazed window to the rear aspect and a radiator.

## Bedroom Four

11' 10" x 8' ( 3.61m x 2.44m )  
Double glazed window to the front aspect, built-in wardrobe and a radiator.

## Shower Room

Obscure double glazed window to the front aspect, walk-in shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

## Cloakroom

Double glazed window to the side aspect, low level WC, wash hand basin with mixer tap and cupboard under, plumbing for a washing machine, radiator and tiled walls.

## Rear Garden

The rear garden is mainly laid to lawn with a paved patio area and paved terrace (with steps leading down to the lawn), flower beds to the sides, a summerhouse, two wooden sheds, boxed gas and electric meters and further access via the front gates and pathways to both sides.

## Twin Garages

14' 10" x 10' both ( 4.52m x 3.05m both )  
The twin garages can be found opposite the bungalow with up and over doors to the front and power/lighting connected.

## Parking

The substantial block paved driveway provides off road parking for several vehicles and can be found to the front to the property (which can be reached via the shared access road).



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## Churnwood Close, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended Detached Bungalow
- Lounge and Dining Room

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

guide price

**£330,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109958 - 0003

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