



Tidings Hill, Halstead CO9 1ND



**william
h brown**

welcome to

Tidings Hill, Halstead

A spacious three bedroom semi-detached house benefitting from no onward chain, and situated in a desirable location on the outskirts of Halstead.



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

Windows to front and side aspects. Leading through to entrance hall.

Entrance Hall

Stairs rising to first floor. Doors leading to ground floor shower room and living room.

Shower Room

Suite comprising walk in shower, wash hand basin and WC.

Living Room

Window to front aspect. Hearth housing wood burner. Leading through to dining area.

Dining Area

Patio doors leading to the garden. Flowing through to kitchen.

Kitchen

Window overlooking the rear garden. Fitted kitchen with matching wall and base units with space for appliances. Door leading through to lobby/utility area.

Lobby / Utility

Space for appliances. Door leading to the garden. Leading through to playroom/study.

Playroom / Study

Patio doors leading to the rear garden. Window to rear aspect flooding the room with natural light.

Landing

Window to side aspect. Doors leading to bedrooms and family bathroom.

Bedroom One

Window to rear aspect. Useful airing cupboard.

Bedroom Two

Two windows to front aspect. Fitted wardrobes.

Bedroom Three

Windows to front and side aspects.

Family Bathroom

Window to rear aspect with suite comprising bath, wash hand basin and low level WC, with partly tiled walls.

Exterior

The property benefits from front and rear gardens with mature trees. The garden also benefits from a driveway providing convenient off road parking.



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welcome to

Tidings Hill, Halstead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Semi-detached

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

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HST108405 - 0002

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