



Cleveland Close, Highwoods Colchester CO4 9RD

welcome to

Cleveland Close, Highwoods Colchester

Offered with NO ONWARD CHAIN this charming END-TERRACE HOUSE offers the potential to make the IDEAL HOME FOR FIRST TIME BUYERS nestled in a SECLUDED POSITION being convenient for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK 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 side door leading to:

Living Room

Double glazed window to the front and side aspects, radiator, stairs rising to the first floor and a doorway leading to:

Kitchen/ Dining Room

Part obscure double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards and

drawers, gas cooker point, plumbing for a washing machine, built-in cupboard (housing the Ariston boiler) and a radiator.

First Floor Landing

Double glazed window to the side aspect, access to the loft (part-boarded with lighting) and doors leading to;

Bedroom One

Double glazed window to the front aspect and a radiator.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bathroom

Enclosed panel bath with wall-mounted electric shower, pedestal wash hand basin, low level WC, built-in cupboard, heated towel rail, extractor fan, inset spotlights and part tiled walls.

Rear Garden

The enclosed rear garden mainly laid to lawn with a paved patio area, external tap and further side access via the front gate.

Parking

There are two parking spaces provided in the car parking area providing off road parking.



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

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

guide price

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110146 - 0003

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