

## Summary

This former Land Settlement property, sits in a rural location, on a plot of just under 1/2 acre, on the outskirts of Little Yeldham. The property requires significant renovation/replacement but offers massive potential which extends to not only the main house, but also a significant outbuilding.

## Description

### Approximate Room Sizes

This former Land Settlement property, sits in a rural location, on a plot of just under 1/2 acre, on the outskirts of Little Yeldham. The property requires significant renovation/replacement but offers massive potential which extends to not only the main house, but also a significant outbuilding. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

### ENTRANCE HALL

UTILITY ROOM 10' 5" x 6' 2" (3.2m x 1.9m)

SHOWER ROOM 7' 6" x 5' 4" (2.3m x 1.64m)

LOUNGE 12' 0" x 12' 6" (3.66m x 3.83m)

KITCHEN/DINER 18' 9" x 8' 3" (5.73m x 2.53m)

BEDROOM 11' 9"max x 11' 5"max (3.6m x 3.5m)

### ENSUITE BATHROOM

CONSERVATORY 11' 5" x 7' 2" (3.5m x 2.2m)

### First Floor:

BEDROOM 12' 3" x 8' 10" (3.75m x 2.7m)

BEDROOM 11' 0" x 9' 1" (3.36m x 2.79m)

OUTBUILDING/BARN 29' 6" x 23' 11" (9.0m x 7.3m)

GARAGE/WORKSHOP 15' 5" x 8' 10" (4.7m x 2.7m)

AUCTIONEERS COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Additional Information

Local Authority – Braintree District Council

Council Tax Band – C

Tenure – Freehold

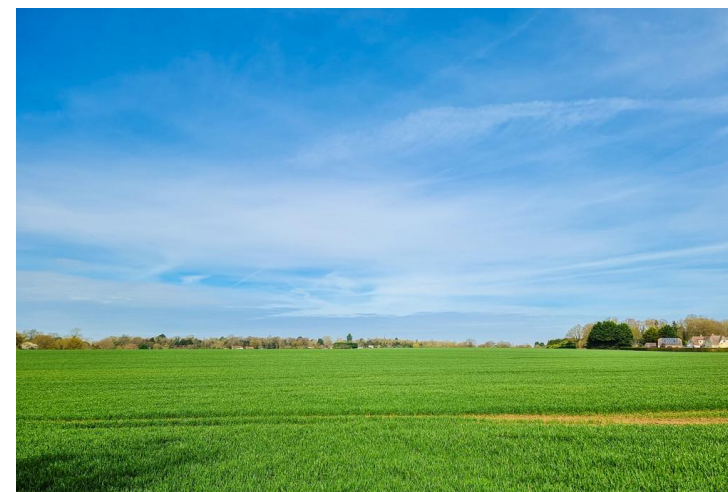
Services – Electric

Post Code – CO9 4QX

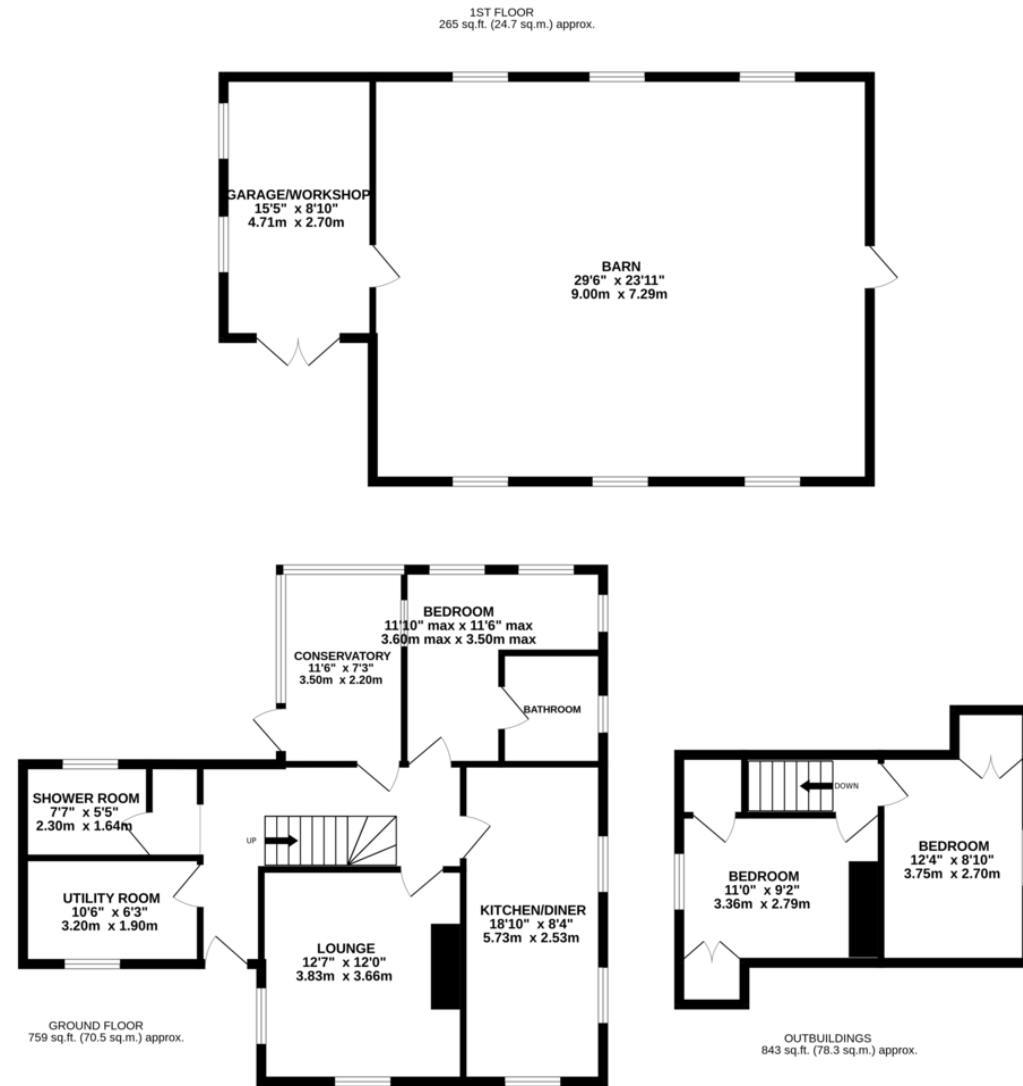
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919







TOTAL FLOOR AREA : 1868 sq.ft. (173.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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If you would like to speak to one of our mortgage advisors call now – 01440 768919

Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC TO FOLLOW



### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Hyde Wood Road | Little Yeldham | CO9 4QX

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Starting Bid £250,000

- NO ONWARD CHAIN
- PLOT OF JUST UNDER 1/2 ACRE
- RURAL LOCATION
- FORMER LAND SETTLEMENT PROPERTY
- HUGE POTENTIAL FOR RENOVATION/REPLACEMENT
- 9m x 7m OUTBUILDING
- Sold by Modern Auction (T's & C's apply)