



Hugh Dickson Road, Colchester, CO4 5DE

welcome to

Hugh Dickson Road, Colchester

Offered with NO ONWARD CHAIN, this lovely home is situated on the north side of Colchester offering excellent access to local amenities, schools, hospitals and A12. The mainline train station, with direct links into London Liverpool Street, is located within 0.5 miles of the property.



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.

Side Entrance Door To:

Entrance Hall

Stairs to first floor, large storage cupboard to rear, doors to:

Living Room

Upvc double glazed window to front, laminate wood flooring, feature fireplace, built-in cupboards, understairs storage cupboard, radiator.

Kitchen

Double glazed window and door to rear, modern white gloss fronted base and eye level units, inset sink and drainer unit with mixer tap, feature red splashboards, built-in counter level oven, lino flooring.

Utility Area / Cloakroom

Upvc double glazed window to rear, low level w.c., base and eye level cupboards, work surface, inset stainless steel sink and drainer unit, space for appliances, part tiled walls, tiled floor, wall mounted boiler, large storage cupboard.

First Floor Accommodation

Landing

With door to Lobby with stairs to Loft Room, doors to:

Bedroom One

Upvc double glazed window to front, built-in cupboard, fitted double wardrobe with mirror fronted doors, carpet, radiator.

Bedroom Two

Upvc double glazed window to rear, radiator, carpet, sloping ceiling.

Bathroom

White four piece suite comprising panel enclosed bath with showerhead attachment, low level w.c., pedestal wash hand basin and separate shower cubicle, part tiled walls, lino flooring, wall mounted cabinets, radiator, upvc double glazed window to rear with fitted blind.

Loft Room

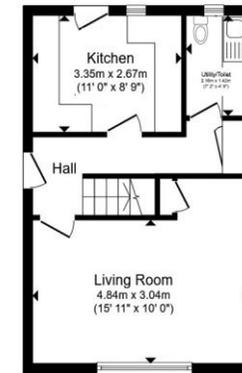
Restricted head height, velux window, laminate wood flooring, radiator.

Outside

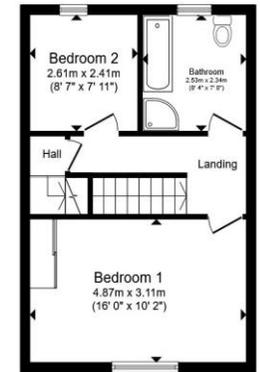
To the front of the property there is a garden area with inset shrubs, retaining hedge, gravelled area and pathway to entrance door.

The rear garden commences with decked seating area. There are inset shrubs, pathway to rear and paved area at the rear.

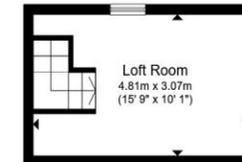
There is a Garage in a block to the rear.



Ground Floor



First Floor



Second Floor



Total floor area 88.4 m² (951 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Hugh Dickson Road, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Two Bedrooms
- Four Piece Family Bathroom
- Loft Room
- Gardens & Garage

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

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121346 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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