



Una Road, Harwich CO12 4PP

welcome to

Una Road, Harwich

A three bedroom end-terraced house situated in a popular location within close proximity of mainline railway station and retail park. The property benefits from garage, off road parking and is offered with NO ONWARD CHAIN.



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 Hall

UPVC double glazed entrance door.

Internal Hall

UPVC double glazed door to side leading to garden, storage cupboard housing boiler.

Lounge/ Diner

UPVC double glazed windows to front and rear, two radiators, feature fireplace, stairs to first floor.

Kitchen

Matching wall and base units with roll-edge work top and tiled splashback, stainless steel sink with mixer

tap and draining board, space for fridge/freezer, washing machine and cooker, UPVC double glazed window to side.

First Floor Landing

UPVC double glazed window to side, radiator.

Bedroom One

UPVC double glazed window to rear, radiator, fitted wardrobes, storage cupboard.

Bedroom Two

UPVC double glazed window to front, radiator.

Bedroom Three

UPVC double glazed window to front, loft access.

Bathroom

Low level WC, wash hand basin, bath with mixer tap and shower attachment, fully tiled, radiator, obscure UPVC double glazed window to side.

Outside

The rear garden comprises of patio leading to lawn, gate to side access and garden shed. There is detached garage with up and over door and parking to front.



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Una Road, Harwich

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

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

guide price

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAW110906 - 0002

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william h brown



01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,
Essex, CO12 3PD



williamhbrown.co.uk