



michaels
property consultants

47 Park Road, Wivenhoe, Colchester, Essex. CO7 9LS.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A charming detached bungalow in this sought after position just minutes from the mainline train station with fast links to London Liverpool Street in just over the hour and within easy reach of the waterfront, quayside and all its amenities. Sublime specification and beautifully presented rooms to include, three bedrooms, en suite to master, family bathroom, lounge, kitchen/ diner with pantry, a beautifully maintained garden and off road parking.



- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Detached Bungalow
- Off Road Parking
- Landscaped Gardens
- No Onward Chain
- Modern Living
- Three Bedrooms
- Family Bathroom/ Ensuite
- Kitchen/Diner With Island & Pantry
- Walking Distance Of Wivenhoe Train Station

Property Details.

Outside

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

Auctioneers Additional Comments

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

Auctioneers Additional Comments

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Off Road Parking

Off road for two cars is available via the block paved driveway leading to the secure gate intercom with access to the property.

Rear Garden

Front and side gardens with secured entry system, storage shed, mainly laid to lawn with patio areas and plant borders.

Note

Part timber framed but renovated to building regulations.

