



# RE/MAX

## PROPERTY HUB



**34 Stour Close, Harwich, CO12 4TL**

**By auction £240,000**

**\*\* For Sale By Modern Auction \*\*** This substantial detached 5/6 bedroom family home is in need of work throughout but for the right buyer has huge potential. Accommodation includes spacious lounge, conservatory, kitchen, 2nd reception room (or 6th bedroom), study, ground floor WC, 5 bedrooms (2 with en-suite shower rooms) plus a family bathroom.

Externally, a driveway, tandem double garage and carport, and enclosed rear garden.

Situated in a peaceful popular residential area with easy access to the A120 with links to Colchester and beyond.

### Entrance Hall

With doors to Ground Floor WC, Study, Lounge, Kitchen and 2nd Reception Room/6th Bedroom

### Lounge 20'0" x 10'0" (6.12 x 3.07)

With 2 windows to front aspect and French doors leading to conservatory at rear

### Kitchen 12'11" x 8'0" (3.94 x 2.46)

With window and door both to rear aspect

### Study 8'0" x 7'1" (2.44 x 2.16)

With window to front aspect

### 2nd Reception/6th Bedroom 8'3" x 8'2" (2.54 x 2.51)

With window to rear aspect

### Ground Floor WC 5'4" x 4'1" (1.63 x 1.27)

With window to front aspect, low level WC and wash basin

### Conservatory 18'4" x 8'11" (5.61 x 2.74)

Half brick with upvc windows to 3 sides and French doors to rear garden

### Upstairs Landing

Staggered landing with doors to all 5 bedrooms and family bathroom, loft access hatch

### Bedroom 1 11'3" x 10'5" (3.43 x 3.20)

Window to front aspect, built in wardrobes

### Bedroom 2 9'1" x 7'3" (2.79 x 2.21)

Window to rear, built in wardrobes

### Bedroom 3 11'3" x 8'7" (3.43 x 2.64)

With window to rear

### Bedroom 4 8'2" x 5'10" (2.51 x 1.78)

With window to front aspect

### Bedroom 5 8'7" x 5'8" (2.63 x 1.74)

With window to front aspect

### En-Suite 1 8'2" x 4'5" (2.51 x 1.37)

With window to front aspect, low level WC, shower cubicle and pedestal wash basin

### En-Suite 2 5'10" x 4'11" (1.78 x 1.5)

With window to rear aspect, low level WC, shower cubicle and pedestal wash basin

### Family Bathroom 6'3" x 5'10" (1.91 x 1.78)

Panelled bath, Low level WC, pedestal wash basin, window to rear

### Outside Areas:

To the front of the property a driveway, tandem garage and carport, steps to the entrance door.

The split level rear garden is enclosed and offers access to the garage and conservatory

### Other Details:

Gas Central Heating (not tested by agent)

Council Tax Band: E

EPC: C

All services mains connected

Note: There is a small estate charge payable yearly to contribute to the lawn mowing and maintenance of the wooded dog walking areas on the development. This is approximately £12 per month contribution from each household

### Selling Method:

Auctioneer comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

# Floor Plan



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1409.86 ft<sup>2</sup>  
 130.98 m<sup>2</sup>

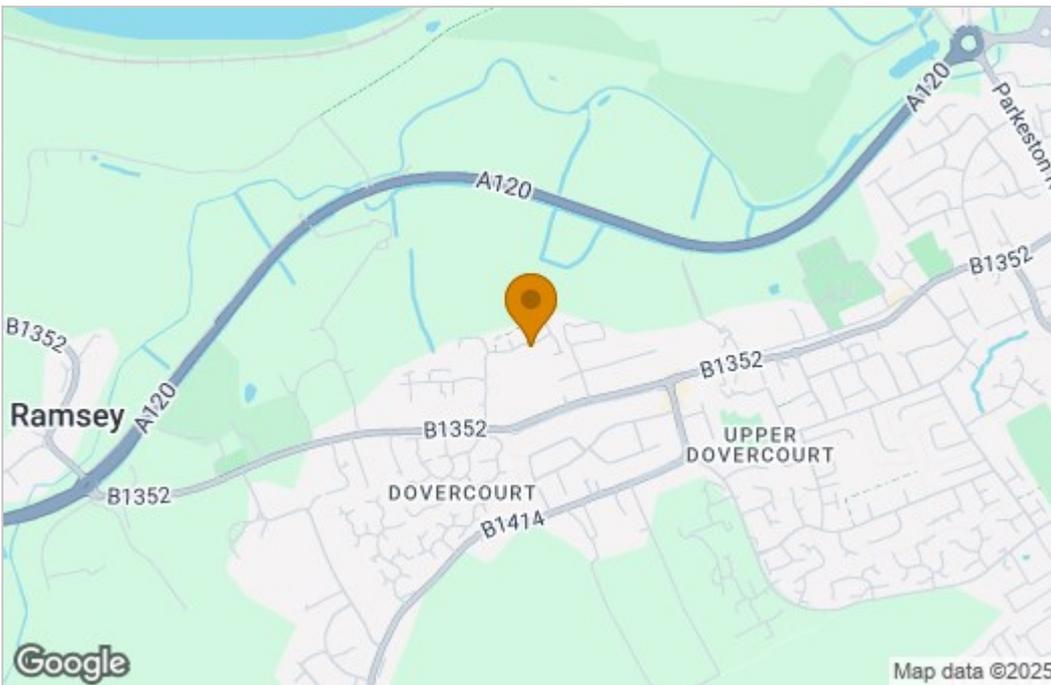
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

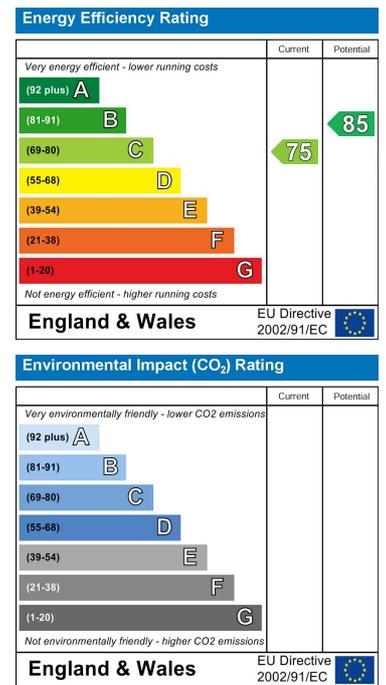
Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.