

oakheart

£110,000

Offers In Excess Of
Military Road, Colchester

CASH BUYERS ONLY

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 4.5% 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.

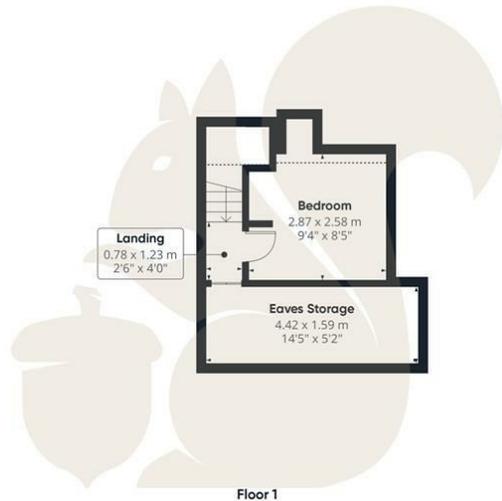
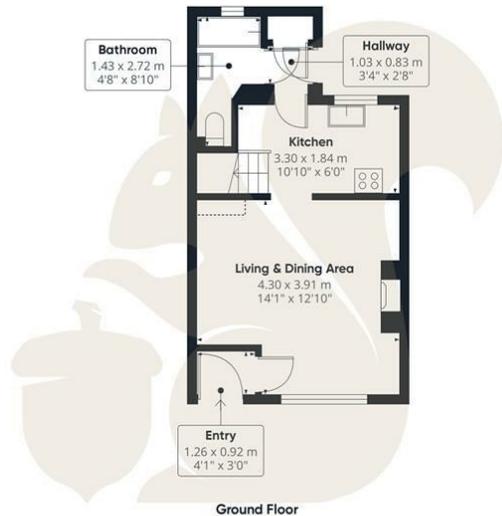
Just a short walk from Colchester City Centre and Colchester Town Station with direct links to London Liverpool Street, this charming one-bedroom semi-detached home is ideal for first-time buyers or investors. The property features a spacious living/dining area with a cosy log burner, a modern kitchen and bathroom, and a rear hall with utility space. Upstairs offers a bright principal bedroom with a Velux window and generous eaves storage, while outside enjoys a private, low-maintenance courtyard garden with convenient side access.











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Approximate total area⁽¹⁾

43.2 m²
465 ft²

Reduced headroom

7.8 m²
84 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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