



oakheart

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PROPER

£330,000

Offers In Excess Of
Pudding Lane, Birch

Situated in the rural village of Birch, approximately five miles from Colchester's town centre is this two bedroom detached bungalow. Secluded down a country lane, the property sits a short distance from the village's local primary school with easy access to the A12 through the ever developing Stanway area. Comprising of a generous lounge, a traditional fitted kitchen, two double bedrooms of which the second is currently utilised as an additional reception room snug. Furthermore benefitting from a family bathroom suite, a well landscaped rear garden with stunning rural views over fields and off road parking via a driveway for four vehicles.

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.









