

oakheart



£250,000

By Auction

Garden Farm, West Mersea

Situated in the quiet and sought-after location of Garden Farm, this two-bedroom detached bungalow offers excellent potential for improvement, allowing the new owner to create their ideal home. Offered with no onward chain, the property benefits from a spacious lounge/diner, providing a versatile living area perfect for relaxing and entertaining. Both double bedrooms are generously sized, offering plenty of natural light and comfortable space.

The bungalow is complemented by a garage and off-road parking, ensuring both convenience and ample storage options. One of the standout features of the property is its location—a short walk from the local social club, which includes tennis courts and playing fields, perfect for outdoor activities and community events. Whether you're looking to update the home or simply enjoy the space as it is, this bungalow offers an

excellent opportunity.

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.

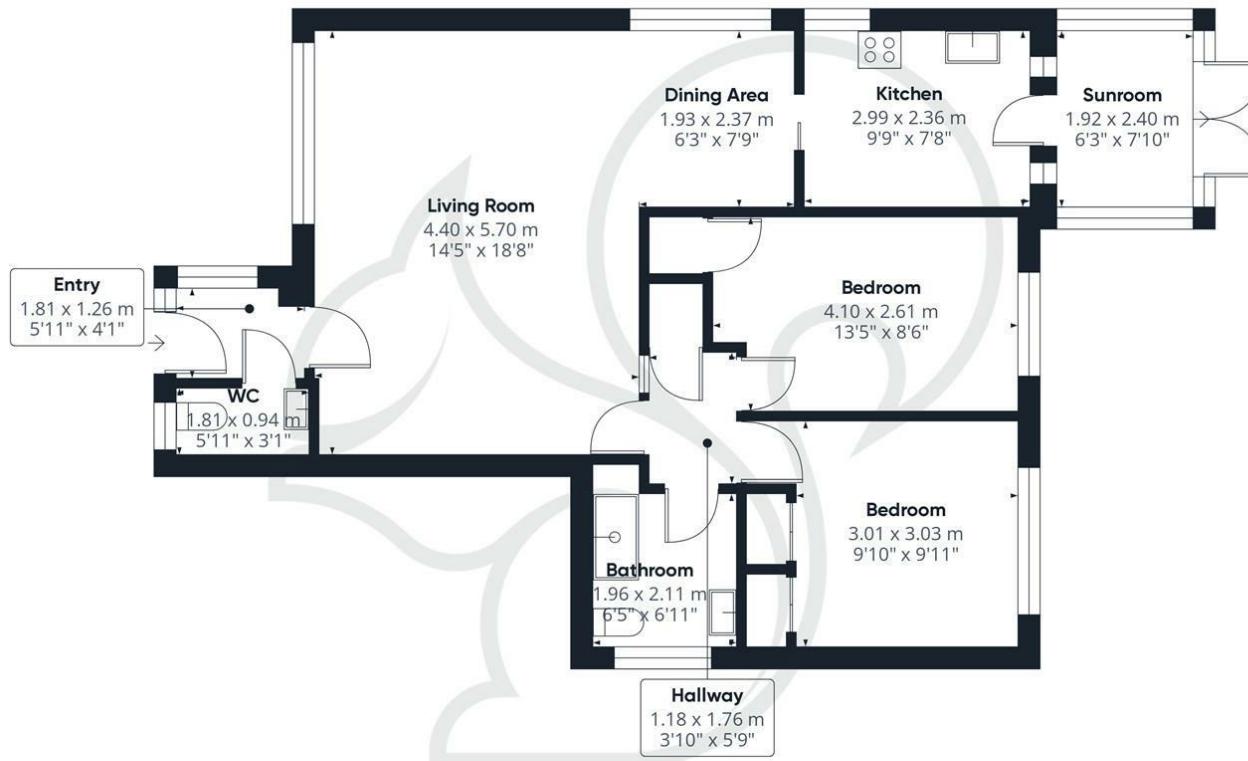








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Approximate total area⁽¹⁾
75.45 m²
812.13 ft²

(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.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | 36 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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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