LAMB & CO

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Inspired by property, driven by passion.









HALL LANE, WALTON ON THE NAZE, CO14 8HD

AUCTION GUIDE £180,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000. 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 spacious five-bedroom semi-detached house offering excellent potential for modernisation and improvement. The property provides generous accommodation throughout and presents an ideal opportunity for buyers looking to create their ideal family home. Offered for sale with no onward chain, allowing for a smoother purchase process.

- Five Bedrooms
- Immediate Exchange Of Contracts Available
- Being Sold Via Secure Sale
- Close To Beach
- In Need Of Modernisation
- EPC - D

AUCTIONEER COMMENTS

CLACTON

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.
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.

ENTRANCE HALL

LOUNGE

16'2" 13'00" (4.93m 3.96m)



SITTING ROOM

14'8" 13'00" (4.47m 3.96m)



SHOWER ROOM

6'2" 6'00" (1.88m 1.83m)



KITCHEN/DINING ROOM
22'00" 11'00" (6.71m 3.35m)



CONSERVATORY
14'00" 6'2" (4.27m 1.88m)

BEDROOM THREE
11'2" 11'00" (3.40m 3.35m)

BEDROOM FOUR
9'4" 7'9" (2.84m 2.36m)

SHOWER ROOM
7'9" 7'9" (2.36m 2.36m)

BEDROOM ONE
14'8" 13'00" (4.47m 3.96m)

BEDROOM TWO
15'3" 11'5" (4.65m 3.48m)

BEDROOM FIVE
8'9" 5'9" (2.67m 1.75m)

OUTSIDE

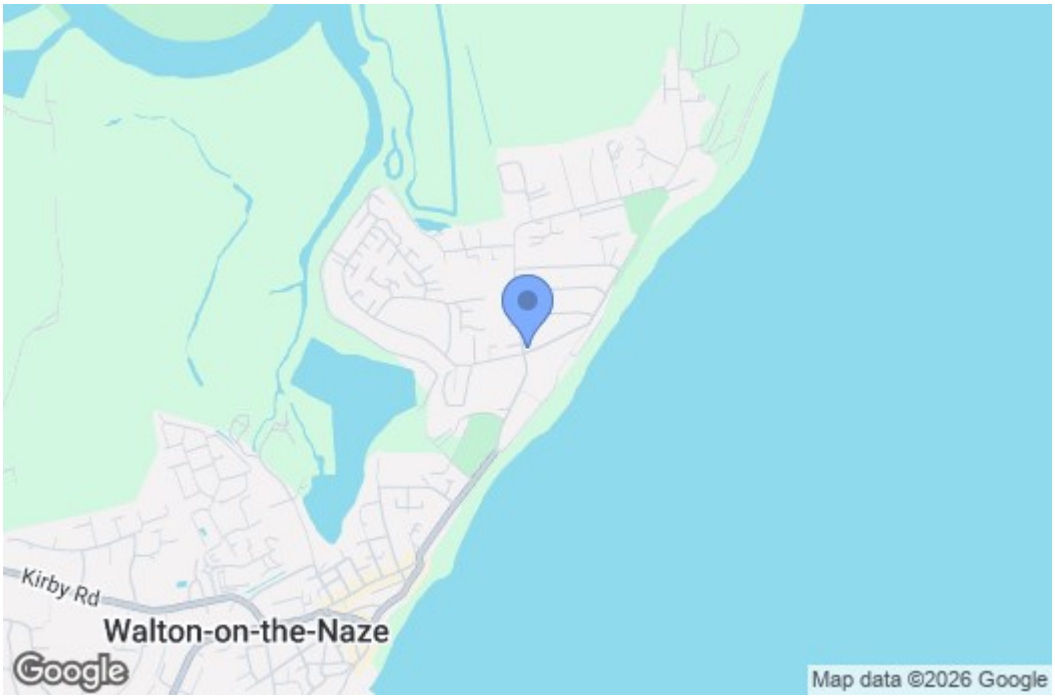
OUTSIDE REAR

Agents Note Sales
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

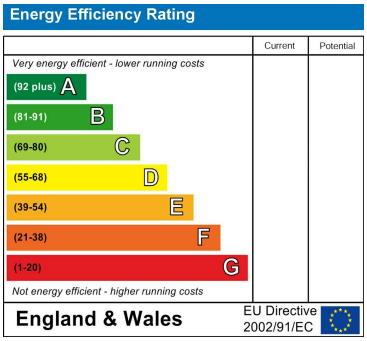
AML
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

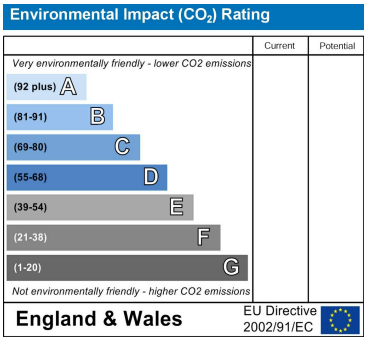
Material Information
Council Tax Band: C
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: East
Non-Standard Features to note: No

Map

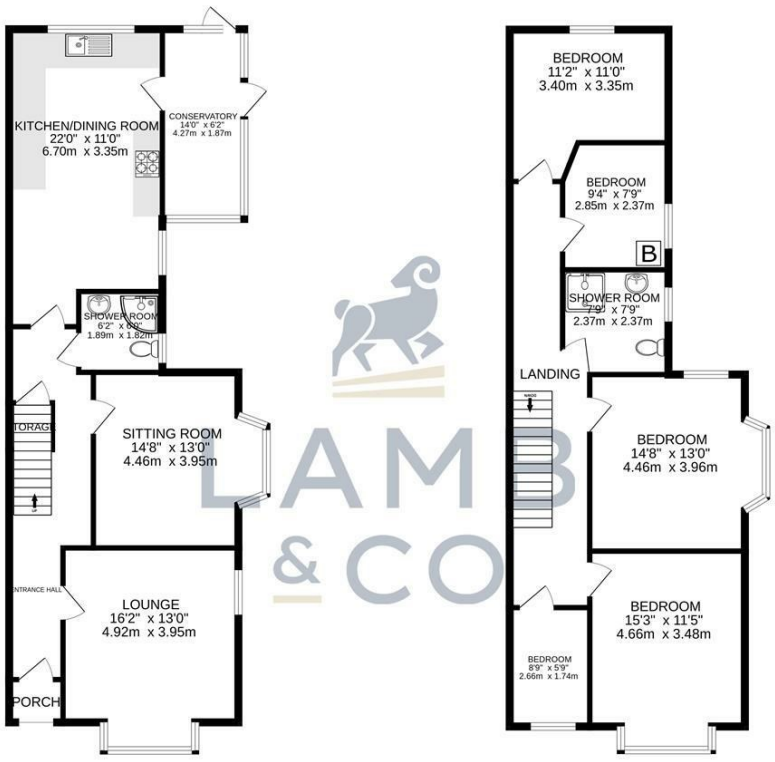


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1600 sq.ft. (148.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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