

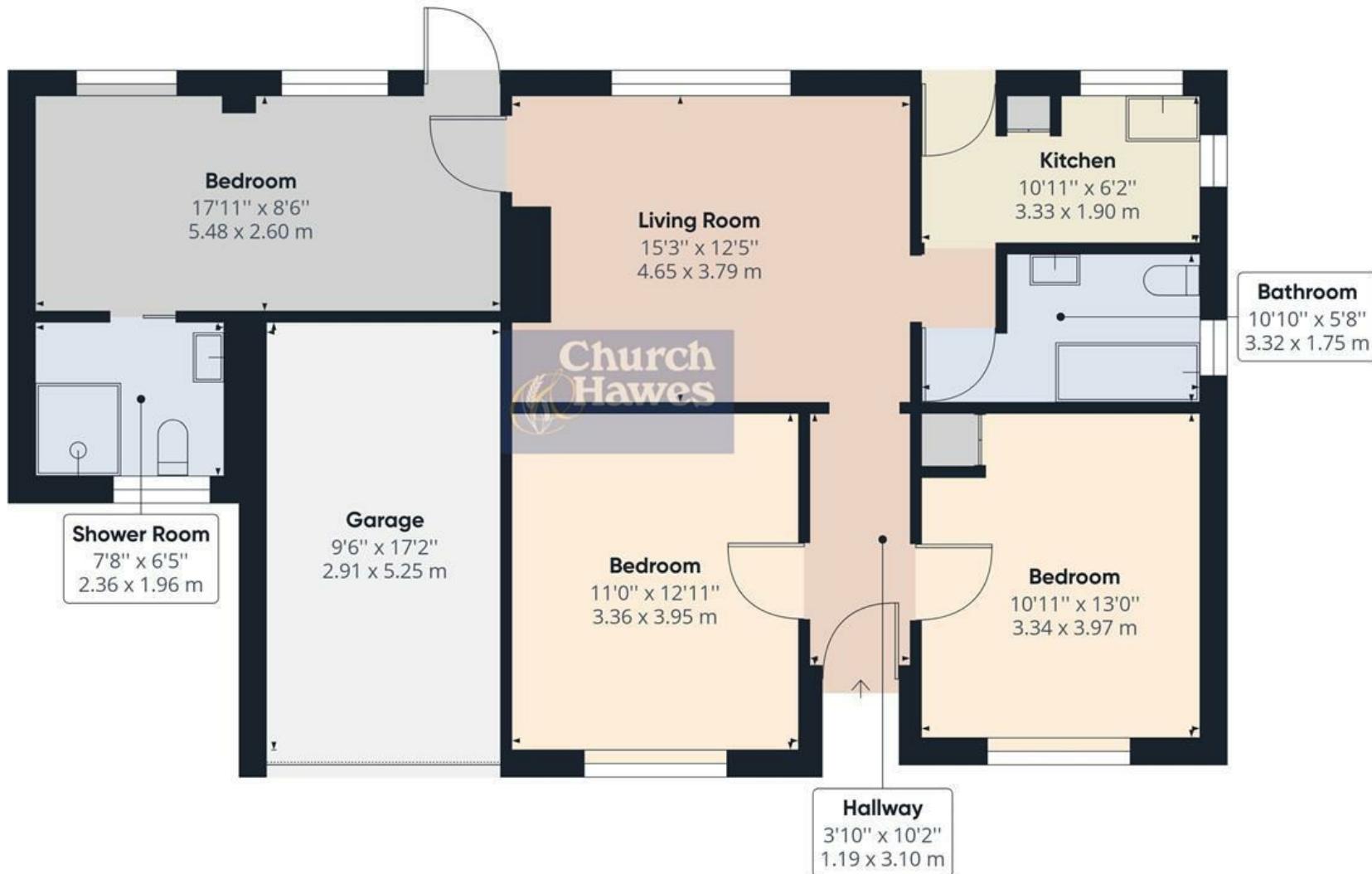


3 Basin Road, Heybridge Basin , CM9 4RW  
Starting Bid £325,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

PRE-AUCTION marketing (www.iamsold.co.uk) For this DETACHED BUNGALOW situated on an approx 108ft x 59ft (33m x 18m) plot within this popular RIVER/CANAL SIDE VILLAGE. Being sold via Modern Method of Auction and with NO ONWARD CHAIN. The property offers GREAT POTENTIAL to extend/replace/refurbish (subject to any consents required). The property offers accommodation that includes three bedrooms, lounge/diner, kitchen, bathroom and wet room. Heybridge Basin is the start of the Chelmer & Blackwater navigation inland canal accessed from the River Blackwater. The property is within walking distance of the Blackwater sailing club and pleasant riverside walks. Heybridge Basin also offers two popular pubs & Tiptree jam tea rooms. Energy Efficiency Rating D. Council Tax Band D. Property is offered for sale through the modern method of auction which is operated by iamsold limited. PLEASE SEE AGENTS NOTE 1 RE asbestos and TERMS & CONDITIONS!!





(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.

GIRAFFE360

#### Entrance Hall

Replacement entrance door, radiator. Doors to

#### Bedroom 13' x 10'11 (3.96m x 3.33m)

Pvc double glazed window, radiator.

#### Bedroom 12'11 x 11'0 (3.94m x 3.35m)

Pvc double glazed window, radiator and airing cupboard.

#### Lounge 15'3 x 12'5 (4.65m x 3.78m)

Pvc double glazed window, radiator. Tiled fire surround. Doors to

#### Bathroom

Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin and bath.

#### Kitchen 10'11 x 6'2 (3.33m x 1.88m)

Pvc double glazed window to side and rear and door to garden. Selection of base and wall cabinets with space for various appliances, sink and drainer and larder cupboard.

#### Bedroom 17'11 x 8'6 (5.46m x 2.59m)

Two pvc double glazed windows to rear and door to rear. Two radiators and door to.

#### Wet Room

Pvc double glazed window, wc and wash hand basin and Mira shower system. Tiled to walls.

#### Rear Garden 60' x 61' (18.29m x 18.59m)

Lawned garden with shrub and flower borders with access to both sides leading to the frontage.

#### Frontage

Parking on driveway leading to the garage and lawned area.

#### Garage

Remote door and storage in roof space

#### Auctioneers Comments

This property is for sale under traditional auction terms and should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. On exchange of contracts, the buyer is required to make payment of a 10% deposit,

sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000 inc VAT and is paid in addition to the agreed purchase price. The Reservation Fee will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. The Reservation Fee is paid in addition to the final negotiated selling price. The Reservation Fee will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. This property is marketed with a Buyers Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property and a prudent buyer is expected to view the property and complete their own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained with this pack. The winning buyer will also make payment of £300 inc VAT towards the preparation cost of the pack, where it has been provided by iamsold. Bidders will be required to register and go through an identification verification process with iamsold Limited and provide proof of how the purchase would be funded. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change.

#### Agents Note 1

Please note an asbestos report was carried out in October 2022 and can be viewed on request.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

#### Area Description

The historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames barges have been lovingly restored by devoted owners. Some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants.

Heybridge enjoys its very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793. Today Heybridge Basin is a haven for leisure craft and walkers and also offers two popular pubs.

Further information can be found by visiting [www.itsaboutmaldon.co.uk](http://www.itsaboutmaldon.co.uk).

Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

#### Agents Note 2

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

