



St. Georges Place, Hythe, CT21 6NE

£240,000



SELLING VIA THE MODERN METHOD OF AUCTION -
STARTING PRICE OF £240,000

Hunters are pleased to offer for sale this three bedroom end of terrace house in a cul-de-sac location off of the main A259 into Hythe and close to Palmarsh Primary School. The property has been well maintained and benefits from gas central heating and double glazing and there is multi fuel burner in the lounge. There is an 'L' shaped kitchen/diner with doors out to the rear garden with side access, the garden is fence enclosed and has pleasant views to 'the Roughs'.

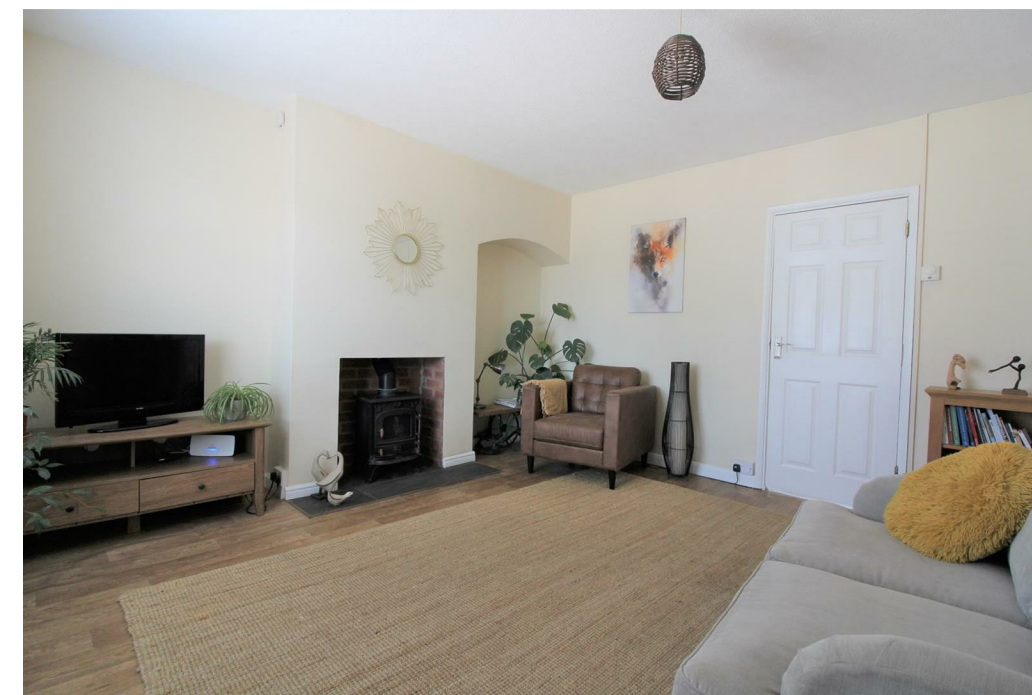
There are two small storage sheds and pedestrian side access leading to the front which is part block paved and laid to concrete with parking facilities for three/four vehicles. Another added benefit is that the property is being sold as 'no chain sale'

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

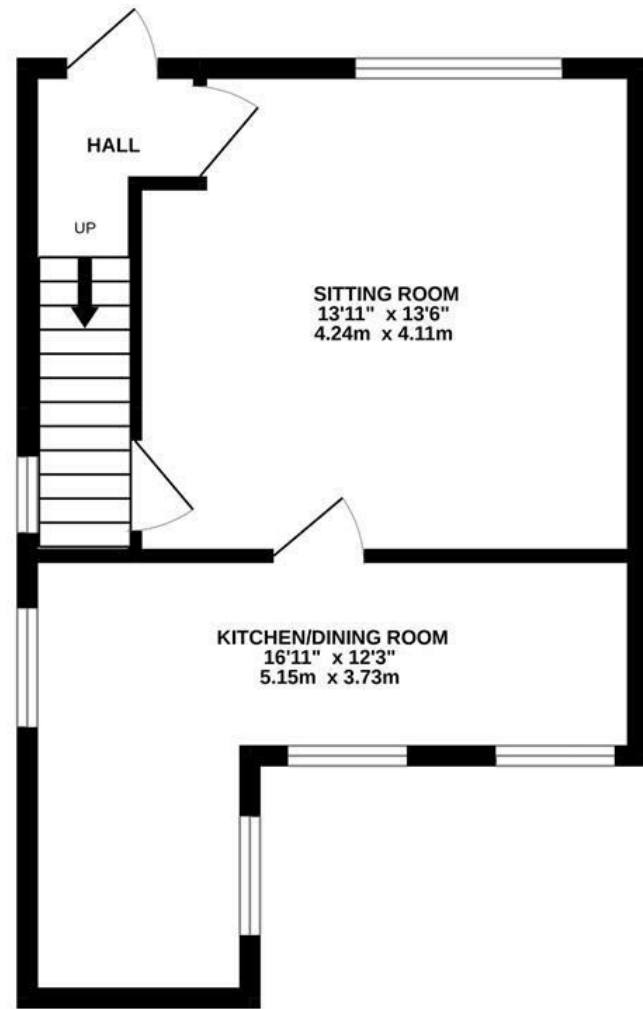
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

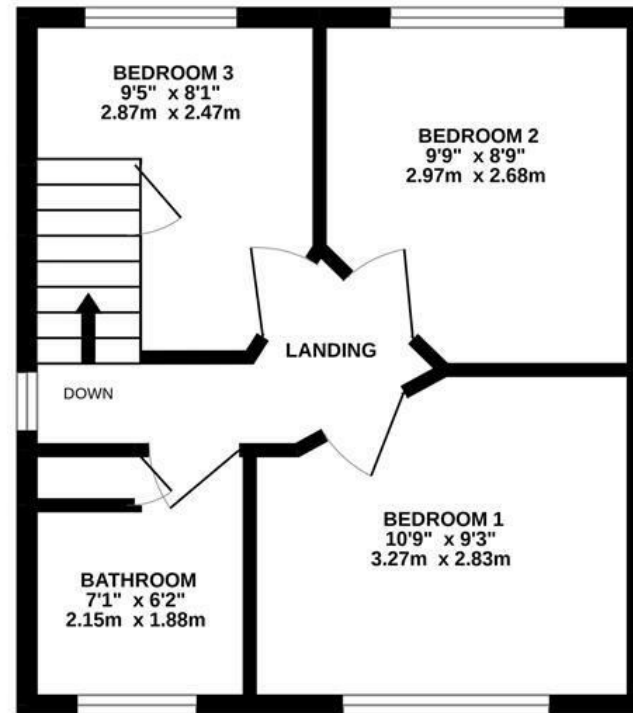
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



GROUND FLOOR



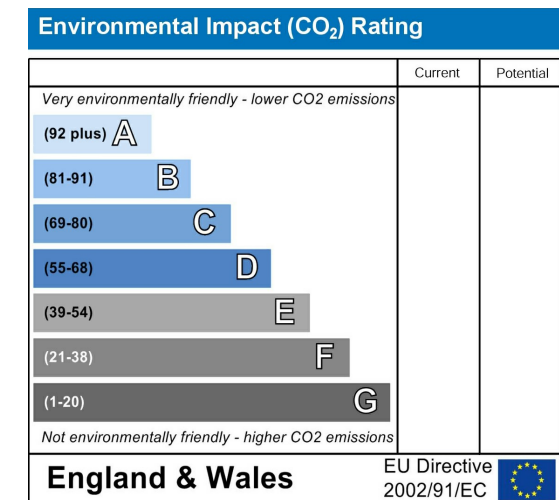
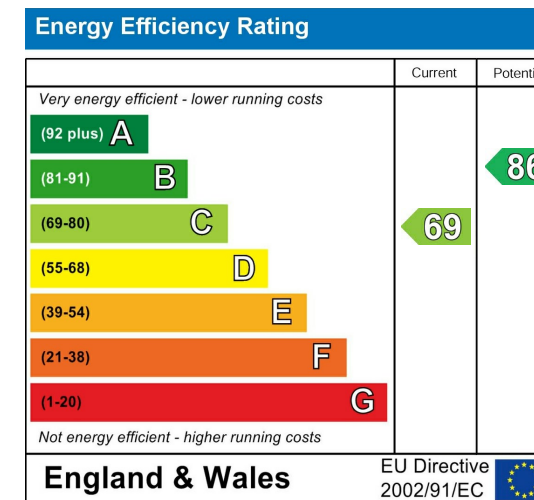
1ST FLOOR



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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Tenure: Freehold
Council Tax Band: B

- FOR SALE VIA MODERN AUCTION T&C'S APPLY - BUYERS FEES APPLY
- SUBJECT TO RESERVE PRICE
- THREE BEDROOM END TERRACE HOUSE
- LOUNGE WITH MULTI FUEL BURNER
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- REAR GARDEN WITH VIEWS TO 'THE ROUGHS'
- HARD STANDING TO FRONT FOR THREE/FOUR VEHICLES
- EPC RATING C AND COUNCIL TAX BAND IS B



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.