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Bartholomew Street, Hythe

Auction Guide £250,000



NO ONWARD CHAIN. Tucked behind the High Street in the charming town of Hythe, this delightful end-terrace house on Bartholomew Street offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy yet functional home.

The residence features two spacious bedrooms, each designed to create a peaceful retreat at the end of the day. The shower room is thoughtfully appointed, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this property is the integrated garage, a valuable asset in this bustling area. The location is not only convenient for local amenities but also offers easy access to the picturesque surroundings that Hythe is known for.

This end-terrace house presents an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of modern living. Whether you are a first-time buyer or seeking a rental property, this home is sure to impress with its charm and practicality. Don't miss the chance to make this lovely house your new home.

Situated in a central Hythe location tucked behind the high street which offers a good selection of independent shops, together with the all-important Waitrose store, there also being a Sainsburys and Aldi store within the town. The property is also situated within a short walk of the beach. Doctor's surgeries, dentists, library and council offices are all also located within the general town centre area. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all also easily accessed by car.

This property is for sale by the Modern Method of Auction.

Auctioneers Comments:

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.

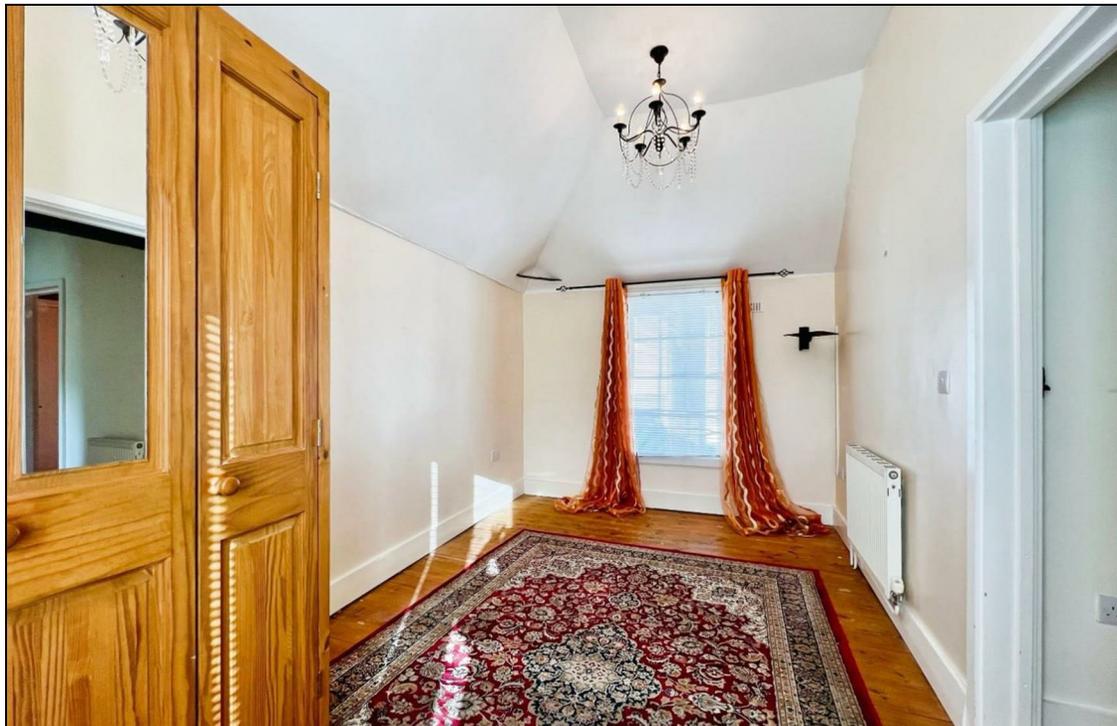
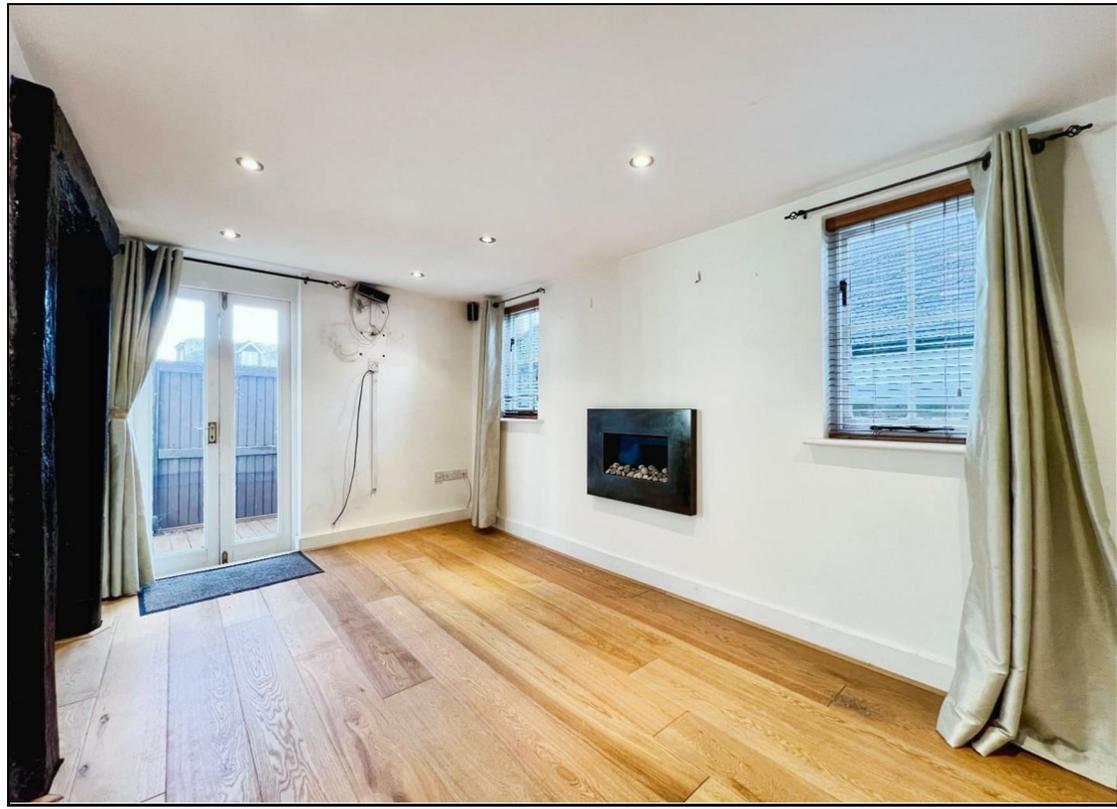
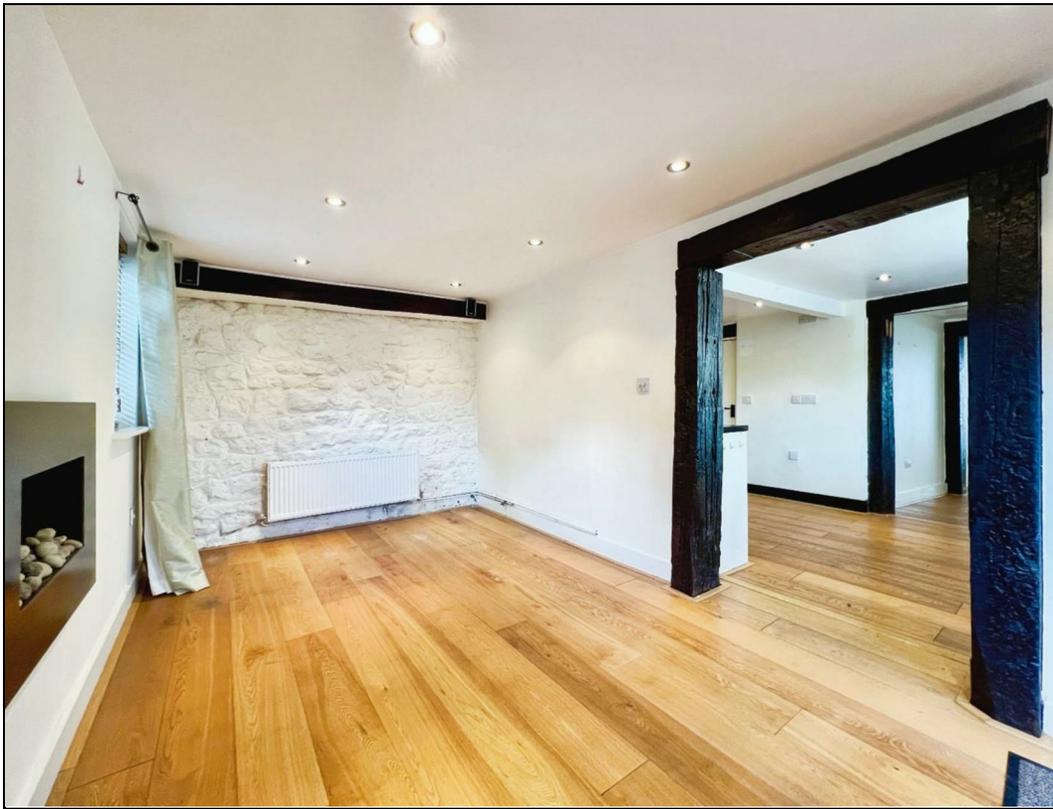
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

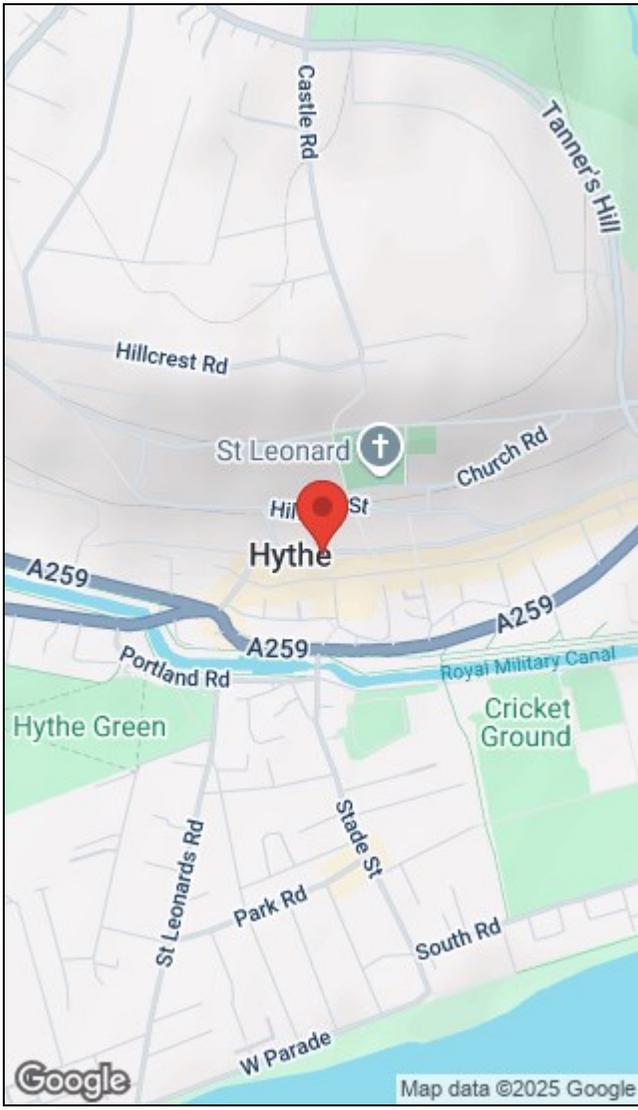
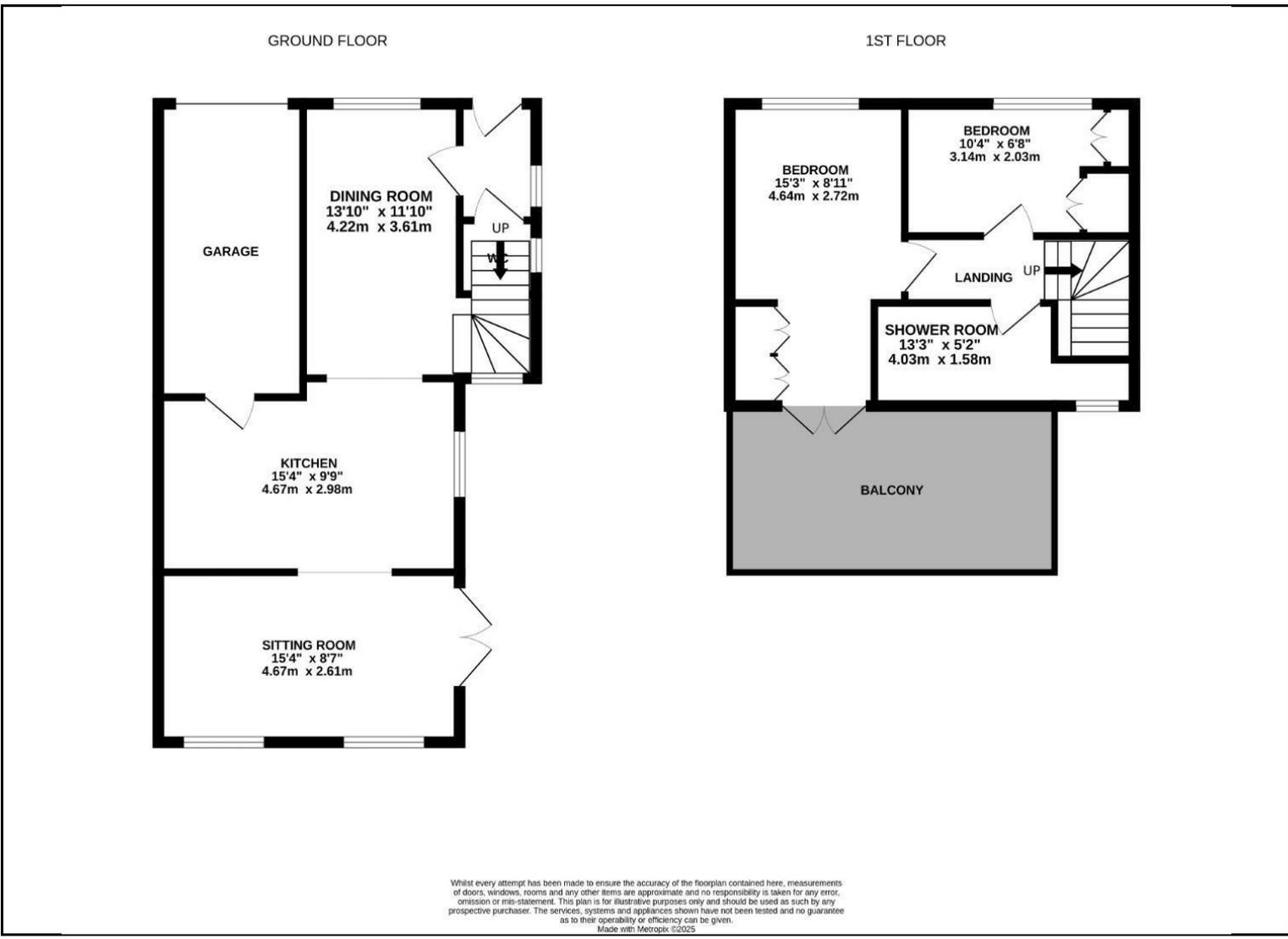
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Services - Mains water, gas, electricity and sewerage
Heating - Gas central
Broadband - Average Broadband Speed 16mb to 77mb
Mobile Phone coverage - Okay - Good
Flood Risk - Very Low

- FOR SALE VIA MODERN AUCTION T&C'S APPLY
- BUYERS FEES APPLY - SUBJECT TO RESERVE PRICE
 - NO ONWARD CHAIN
- TWO RECEPTION ROOMS & MODERN KITCHEN
 - TWO BEDROOM CHARACTER COTTAGE
 - MODERN SHOWER ROOM
 - INTEGRATED GARAGE
- ROOF TERRACE AND COURTYARD GARDEN
- IDEAL LOCATION FOR THE HIGH STREET







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	76		
	57		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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