



Connells

Cowper Road
Sittingbourne



Property Description

Connells are delighted to remarket this 2-bedroom traditional terrace home, situated on a relaxed residential road in Sittingbourne and offered to the market with no onward chain complications.

Town centre shopping and a mainline station are within a short walk, making the property well-connected and the area much sought-after.

Parking is offered unrestricted on-street, with a small front garden enclosed by railing and brick wall. This sets the property back from the front road with charm, also providing a convenient bin store area.

Entry at the front door opens into a lounge reception room, leading through to a large kitchen-diner with ample wall and base storage units and rustic bare wood floorboards. Towards the end of the ground floor is the family bathroom, as well as access out to the rear garden.

The rear plot has both lawned and decked patio area, as well as shed for outdoor storage.

Stairs accessed via the kitchen-diner lead up to the first floor, where 2 large double bedrooms overlook the front and rear. Both bedrooms are characterful with ceiling coving and bare wood floorboards, as well as built-in storage with the 2nd bedroom concealing a modern condensing boiler.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation

agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

11' 8" x 11' 3" (3.56m x 3.43m)

Kitchen

19' 2" x 11' 2" (5.84m x 3.40m)

Bathroom

7' 3" x 5' 6" (2.21m x 1.68m)

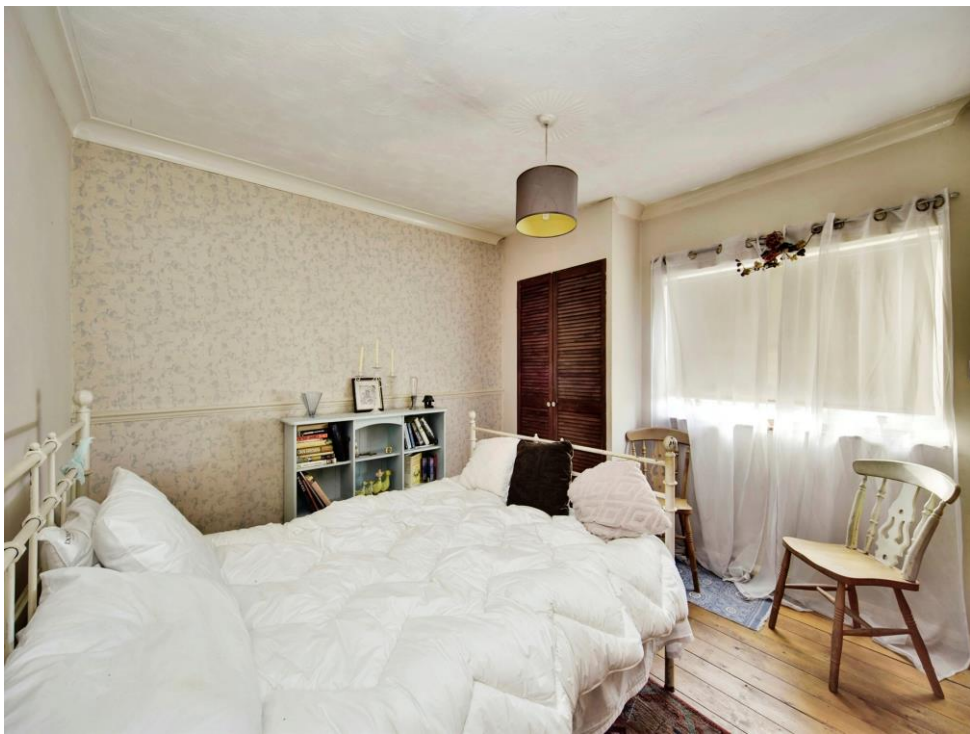
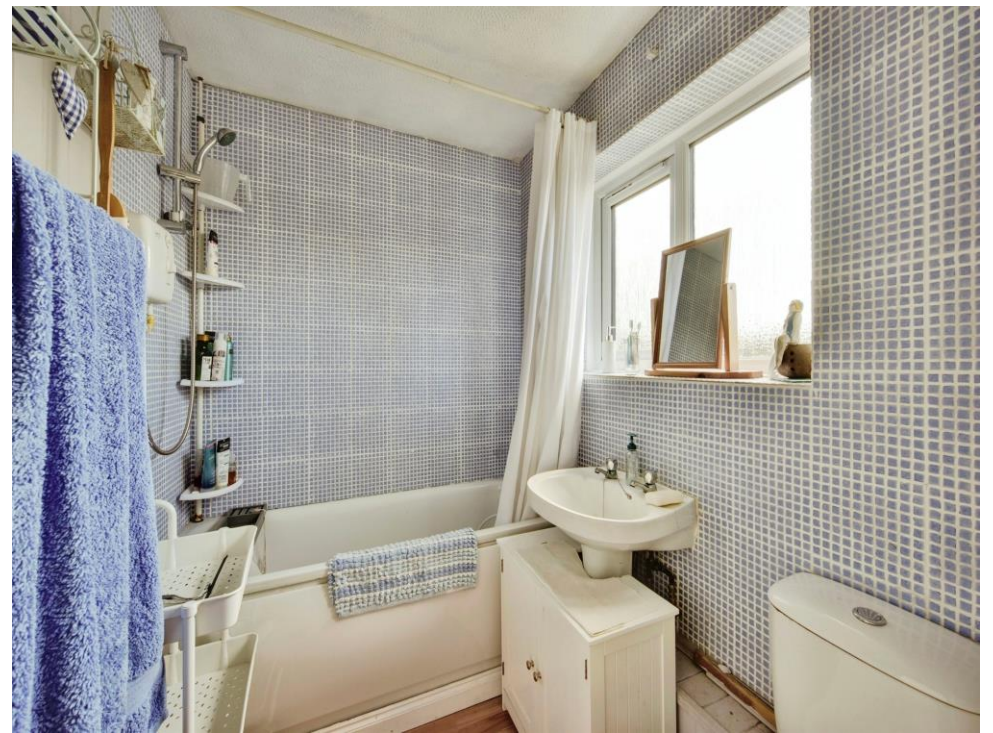
Bedroom 1

11' 10" x 10' 11" (3.61m x 3.33m)

Bedroom 2

11' 8" x 11' 2" (3.56m x 3.40m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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68 High Street
 SITTINGBOURNE ME10 4PB

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SIT103463



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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