



Oakwood homes[®]
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Property brochure



PARK ROAD
RAMSGATE
KENT
CT11 7QH

Price: Starting bid price
£300,000

3 Bedrooms

2 Receptions


1 Bathroom

Off Street Parking

EPC C

Tenure FREEHOLD
Council Tax C



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The Property

Starting bid price £300,000, for sale by modern method of auction! This home has been well cared for and is ready for the next owner to move straight into! The location on Park Road is ideal for easy access to the station, the town centre, and the seafront and beach are not far away. On the ground floor there is a lounge with a feature fireplace to the front, and there is an open plan kitchen/diner at the rear with patio doors leading to the garden. There is also a utility area and a downstairs cloakroom. Upstairs are three bedrooms and the family bathroom. The house has a block paved driveway to the front, and the fenced rear garden has a patio, lawned area and brick built outhouse which would be an ideal study/workroom. It is believed that there is fibre to the cabinet internet to the property and it is available chain free so call to arrange your viewing!

Location

Park Road is a great location being close to all local amenities. Ramsgate station with the high speed link to London is a short walk away and there are grammar schools, Ellington Park and the town centre also close by.

Accommodation

GROUND FLOOR

Hallway

Cloakroom

Lounge

14'2" (4.32m) x 12'8" (3.86m)

Dining room

11'9" (3.58m) x 11'8" (3.56m)

Kitchen

14'6" (4.42m) x 13'5" (4.09m)

Utility room

9'4" (2.84m) x 5'3" (1.60m)

FIRST FLOOR

Bedroom 1

14'5" (4.39m) x 12'4" (3.76m)

Bedroom 2

11'9" (3.58m) x 10'9" (3.28m)

Bedroom 3

7'9" (2.36m) x 7'9" (2.36m)

Bathroom

OUTSIDE:

Block paved driveway to front. Enclosed rear garden with side access. Brick built outhouse

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

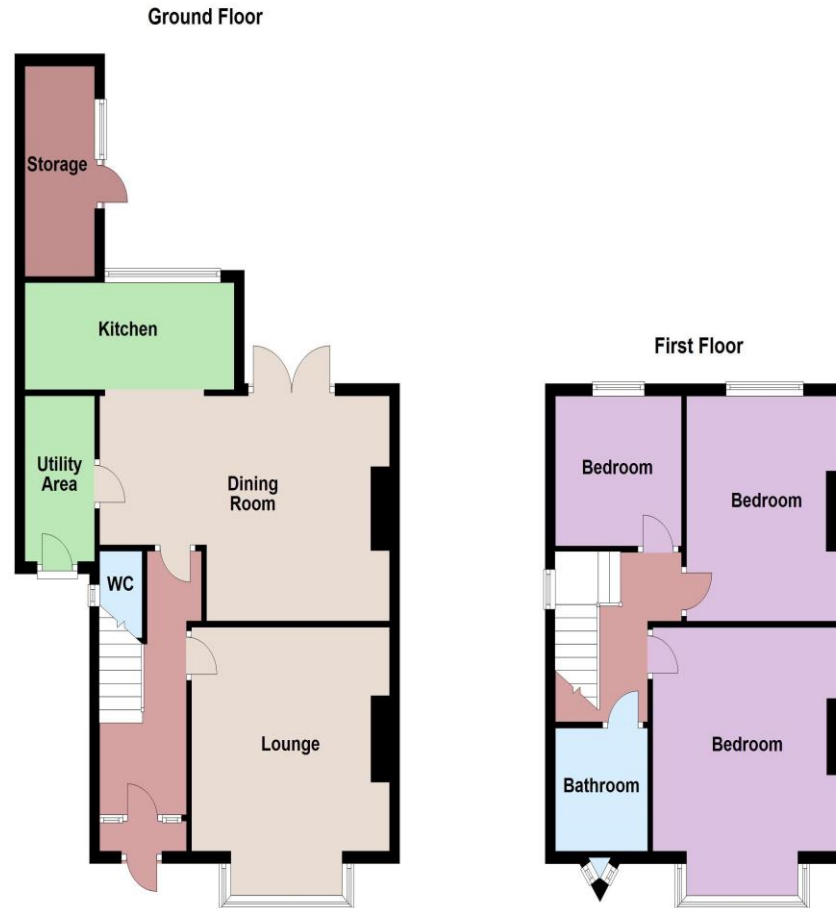
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer 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, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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.



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Key Features

- For sale by modern method of auction
- 3 bedroom semi detached family home
- Central Ramsgate location
- Close to town, schools & station
- Parking to front & enclosed rear garden
- No onward chain

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0023809/20240130/KWDP



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