



Oakwood homes[®]
putting people first

Property brochure



MARROSE AVENUE
RAMSGATE
KENT
CT12 6RT

Starting Bid Price £250,000

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC D

Tenure FREEHOLD
Council Tax C



ramsgate@oakwoodhomes.biz



01843 590900



www.oakwoodhomes.biz

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



Oakwood homes®
putting people first

Property brochure



The Property

FOR SALE BY MODERN METHOD OF AUCTION - Starting bid price £250,000. This 2 bedroom semi detached bungalow is situated at Marrose Avenue, a quiet road just off Northwood Road on the Ramsgate / Broadstairs borders. The bungalow consists of 2 bedrooms, a shower room, a large lounge / diner, and a lean to across the rear of the bungalow. There is a good size rear garden so plenty of opportunity for extension! Parking is either using the garage to the side or driveway, or on road parking with no restrictions or permits required. There is currently no internet connection available. Call to arrange your viewing!

Location

Marrose Avenue is a quiet road of bungalows situated just off Northwood Road, so from here it is easy to get into Ramsgate, Broadstairs and Margate towns as well as Westwood Cross shopping & leisure centre by car or via the Loop bus service.

Accommodation

GROUND FLOOR:

Hallway	
Bedroom:	14'5" (4.39m) x 11'1" (3.38m)
Bedroom:	9'0" (2.74m) x 7'8" (2.34m)
Kitchen:	11'2" (3.40m) x 8'0" (2.44m)
Lean to:	12'4" (3.76m) x 6'8" (2.03m)

OUTSIDE:

- Walled front garden & driveway
- Garage
- Fenced rear garden



ramsgate@oakwoodhomes.biz



01843 590900



www.oakwoodhomes.biz

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD

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.



Oakwood homes[®]
putting people first

Property brochure



Total area: approx. 72.1 sq. metres (775.7 sq. feet)

© Copyright Oakwood homes - Not to be reproduced or copied without permission. All rights reserved.
Plan produced using PlanUp.

Key Features

- For sale by modern method of auction
- 2 bedroom semi detached bungalow
- Garage & good size rear garden
- In need of modernisation
- Central Thanet location
- 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. RAM0023741/20240729/KWDP



ramsgate@oakwoodhomes.biz



01843 590900



www.oakwoodhomes.biz



Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD