



**GUIDE PRICE OF £180,000**

**MODERN AUCTION**

**Prime 5-Bed HMO**

## OVERVIEW



**5 Bedrooms**



**2 Shower rooms**



**Large bay windows**



**Kitchen and dining room**



**Good transport links**

EweMove is proud to present this spacious mid-terrace HMO which offers large rooms spread across three floors. It includes five generously sized double rooms, two shower rooms, and a separate kitchen and dining room.

The property is ideal for large families or commuters seeking comfort and style. It features large bay windows that allow natural light to illuminate the interiors, creating a bright and welcoming atmosphere. Additionally, a loft conversion adds versatility by providing extra space for a home office, guest room, or additional bedroom.

Conveniently located within walking distance of the beach, this property offers easy access to seaside leisure activities. For commuters, there is proximity to high-speed trains, ensuring swift and efficient travel. Major motorways are also nearby, facilitating smooth journeys to various destinations.

- ✓ **Currently 2 Vacant Rooms**
- ✓ **Valid Dover District Council HMO license**
- ✓ **Current rental income is £1,800, £2,250 gross income when fully tenanted**
- ✓ **Mortgage Balance £149,896.31**
- ✓ **Bills £280/ month**



**Contact Us**

**[www.ewemove.com/maidstonewest](http://www.ewemove.com/maidstonewest)**

**07544 953 567**



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KITCHEN



DINING ROOM



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Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



## SHOWER ROOM



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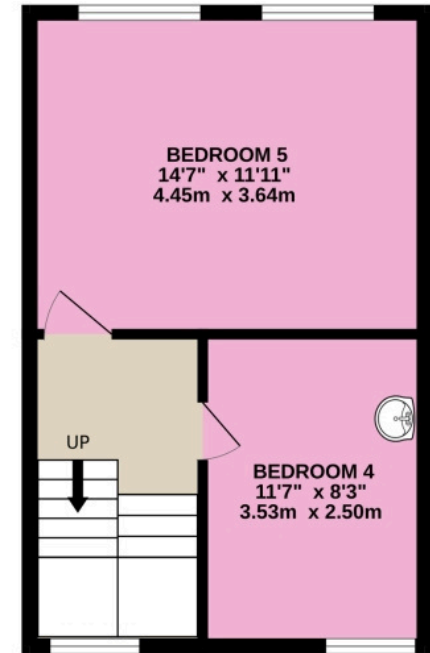
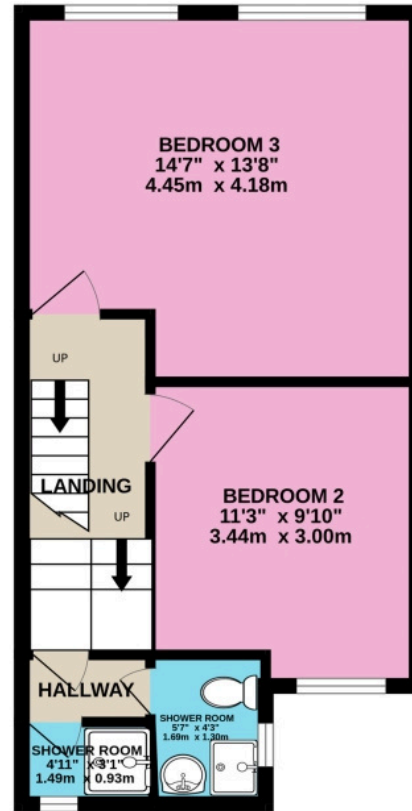
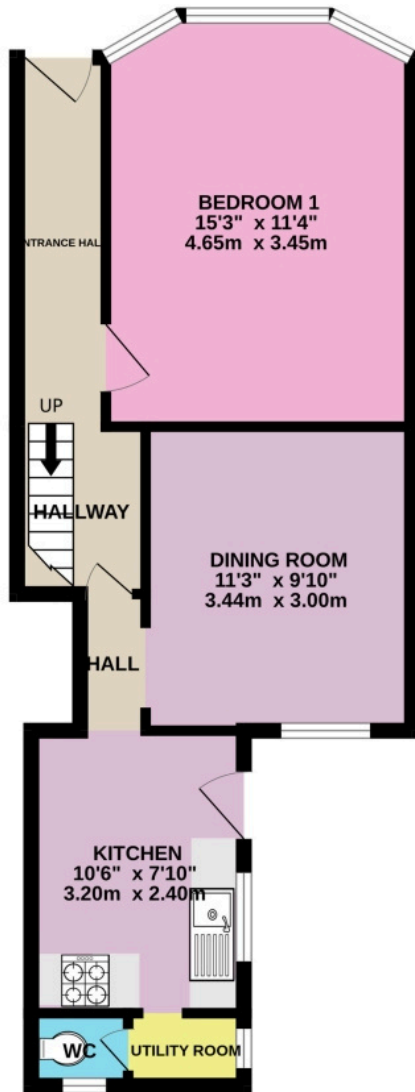


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# FLOOR PLANS



MID TERRACE HOUSE

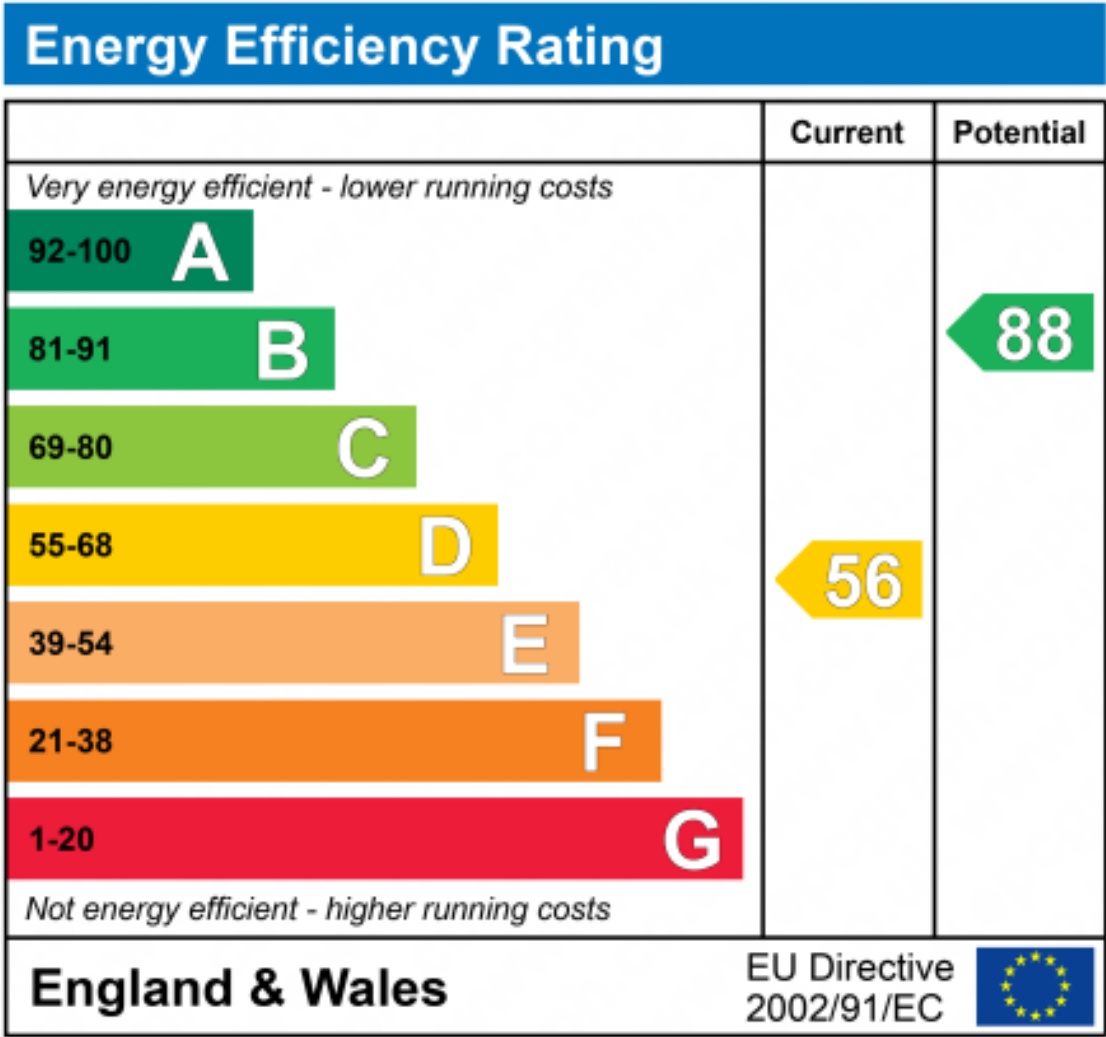
TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.

Please note, all dimensions are approximate / maximums and should not be relied upon for the purposes of floor coverings.



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# ADDITIONAL INFORMATION



**EPC RATING: D**  
**COUNCIL TAX BAND: C**



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## SALE BY THE MODERN METHOD OF AUCTION

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 £300.00 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 4.50% 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.



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