



Connells

Sekondi Peacemarth
Gillingham



Property Description

Located in Gillingham is this charming 3-bedroom detached property, it is a fantastic investment opportunity with lots of scope.

It has three double bedrooms and a shared bathroom featuring a convenient bath and electric shower which offers functionality. The part tiled kitchen is equipped with a gas oven and hob. Step into the lounge to be greeted by a characterful stone fireplace with a wooden mantelpiece, creating a warm and inviting atmosphere, complemented by a bay window that fills the room with natural light. The landing, with loft access, provides additional space for storage or creative use. Each bedroom offers ample storage, ensuring clutter-free living. The master bedroom, adorned with its own bay window, exudes comfort. Outside, a pretty garden, enclosed for privacy, features a paved and lawn area, ideal for outdoor gathering. The front garden, also enclosed, boasts a spacious driveway leading to a garage, providing ample parking and storage space.

This property is located close to local amenities including cafes, parks, schools, dentist and doctor surgeries, as well as a leisure centre and transport links such as a direct train line to London, Waterloo.

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 £300 inc VAT towards the preparation cost of the pack.

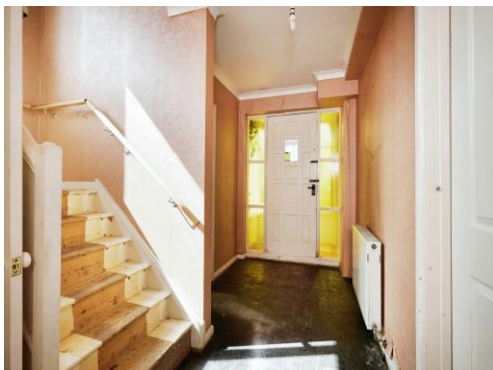
The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve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

Entrance Hall

The entrance hall has a door to the entrance porch. It has a thermostat, under stairs storage and a radiator.

Cloakroom

The cloakroom has two double glazed frosted windows to the front of the property. It has a wash hand basin with splash back glass, a WC and a radiator.



Living Room

20' 10" + Bay Window x 12' 11" (6.35m + Bay Window x 3.94m)

The living room has four double glazed windows to the front of the property and three double glazed windows to the rear as well as two double glazed windows to the side of the property however they're unable to open. It has two radiators and a fireplace.

Kitchen

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

The Kitchen has three double glazed windows to the rear of the property, two double glazed windows to the side of the property and a door to the side which offers access to the rear garden. It has tiled flooring and part tiled walls. The kitchen has a gas oven, a gas hob and an extractor fan, an oil fired boiler, integrated fridge/freezer and a 1 and a half bowl sink and drainer.

First Floor

Landing

The first floor landing has a smoke alarm and allows access to the loft.

Bedroom 1

13' 11" + Bay Window x 13' (4.24m + Bay Window x 3.96m)

The first bedroom has four double glazed windows to the front of the property. It has a telephone point, storage space, a radiator and houses the water tank.

Bedroom 2

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

The second bedroom has two double glazed windows to the rear of the property as well as a double glazed window to the side of the property. It has a radiator.

Bedroom 3

7' x 12' 11" (2.13m x 3.94m)

The third bedroom has two double glazed windows to the rear of the property. It has storage space and a radiator.

Bathroom

The pat tiled bathroom has a double glazed frosted window to the front of the property. It has a bath and electric shower, a wash hand basin with glass splash back and an extractor fan. The bathroom has two medicine cabinets.

There is a separate door next to the bathroom where the WC is located.

Outside

Garage

17' 3" x 9' 3" (5.26m x 2.82m)

The garage has a door to the side from the rear garden allowing easy access, there is also a large up and over door to the front. The garage is powered.

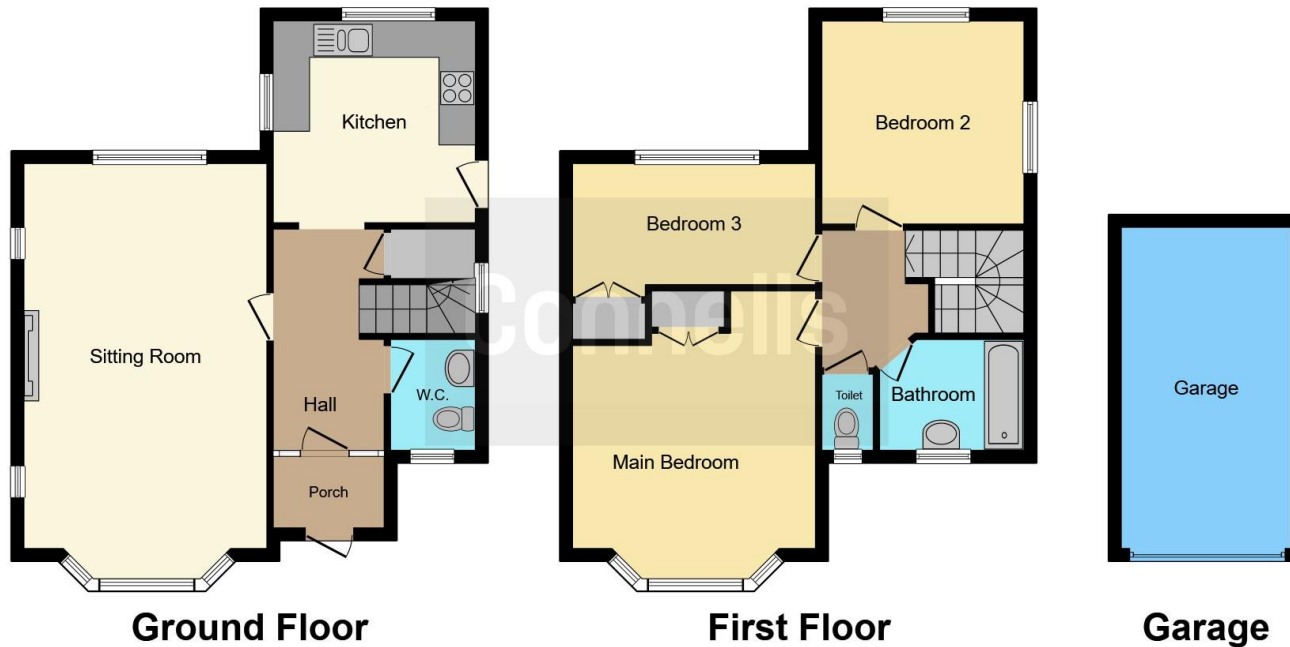
Front Garden

The front garden has a paved path to the front door. It has a lawn area with small trees and bushes. The property has a brick wall and a fence for privacy as well as gates enabling an enclosed area. There is a dropped kerb on the pavement outside the property to allow vehicles onto the driveway.

Rear Garden

The rear garden offers access to the garage. There is a paved area between the garage and the house, the rest of the rear garden is lawn. The rear garden is private and enclosed due to the fence adding extra privacy.





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

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EPC Rating: Awaited

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Tenure: Freehold



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