



Cannon Street, Lydd Romney Marsh TN29 9AS

welcome to

Cannon Street, Lydd Romney Marsh

This lovely one bedroom cottage ideal for your first home or investment for the future, ready to move into as all the hard work has been taken care of. This is a great location central to the town and within a short drive you can be on the beach or enjoying the activities at the watersports centre.



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.

Access Via

Private front door

Lounge

14' 1" x 11' (4.29m x 3.35m)

Main door with two front aspects windows, radiator and Stairs to first floor.

Kitchen

8' 5" x 8' 1" (2.57m x 2.46m)

Open plan modern fitted kitchen comprising of

matching base and wall units, oven and hob with extractor hood, space for washing machine, under counter fridge and freezer breakfast bar and window to side aspect.

Landing

With carpet flooring

Bathroom

With low level wc, wash hand basin, P shaped bath with shower over, partly tiled walls and window to front aspect.

Bedroom

11' 4" x 9' 8" (3.45m x 2.95m)

with carpet flooring, radiator, two built in storage cupboards and front aspect window.



Ground Floor



First Floor

Total floor area 42.2 m² (454 sq.ft.) approx

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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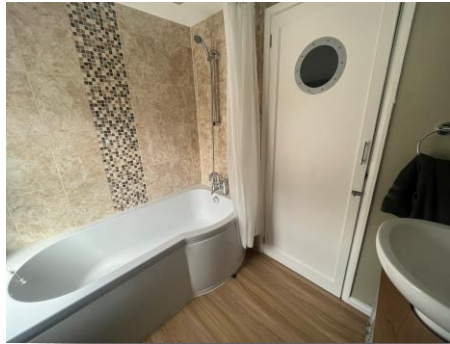
Cannon Street, Lydd Romney Marsh

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Character Cottage
- One Bedroom

Tenure: Freehold EPC Rating: D

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS121527 - 0004

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