



Connells

Old Tovil Road  
Maidstone



### Property Description

This semi detached property has lots to offer such as off street parking and a garage. This property has a downstairs cloakroom, kitchen, dining room and spacious living room. The property offers four well spaced bedrooms.

Maidstone lies 32 miles south east of London, is the largest town in Kent and also known as the Garden of England. Maidstone is a sought after location being only an hour to London on the fast train, and only 45 miles to Broadstairs which boasts impressive sandy beaches.

Maidstone Town centre hosts an excellent range of restaurants: English, French, Greek, Spanish, Turkish, Thai, Indian, Chinese, American and Mexican, as well as many bars and vibrant nightlife. Maidstone is alive with a massive range of events all year round including drama, dance, music, comedy, arts, festivals, sports and concerts. There are a number of quaint villages on the outskirts of Maidstone offering country walks and cute country pubs.

### 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

## Lounge

15' 6" Max x 13' 11" Max ( 4.72m Max x 4.24m Max )

## Dining Room

15' 5" Max x 12' 11" Max ( 4.70m Max x 3.94m Max )

## Kitchen

15' 5" Max x 10' 10" Max ( 4.70m Max x 3.30m Max )

## Utility Room

## Conservatory

11' 3" x 7' 3" ( 3.43m x 2.21m )

## Downstairs Cloakroom

## Shower Room

## Landing

## Bedroom One

15' 5" Max x 11' 4" Max ( 4.70m Max x 3.45m Max )

## Bedroom Two

12' 1" Max x 11' 8" Max ( 3.68m Max x 3.56m Max )

## Bedroom Three

9' 3" Max x 7' 5" Max ( 2.82m Max x 2.26m Max )

## Bedroom Four

13' 3" Max x 7' 5" Max ( 4.04m Max x 2.26m Max )

## Bathroom

## Garage

## Rear Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MAI407165](http://connells.co.uk/Property/MAI407165)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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