



Our Ref: NAR/rw

Re: 2 STATION COTTAGES, BISHOPSBOURNE, CANTERBURY CT4 5JD

Thank you for your interest in the above property.

Our clients have received a number of offers for the property and we have been instructed to invite best and final offers by 12.00 on Tuesday 11th June 2024 on the following basis:

1. Any offers are to be made for a specific sum and not related to any other offer.
2. Please can you confirm whether the proposed purchase would be subject to the sale of any other property and provide confirmation of the financial arrangements you have made to purchase the property if successful.
3. Please can you provide us with current photographic identification ie passport/driving licence for our money laundering regulations and proof of address if this is not already included in your proof of funds. Proof of address should be this year's Council Tax bill or a bank statement or utility bill of no more than three months old. Mobile phone bills are not acceptable.
4. Offers should be made subject to contract only and on the basis of the attached sales particulars.
5. The Sellers do not bind themselves to accept the highest or any other offer.
6. If you have already made an offer, please can you resubmit it.
7. Any offer accepted will be on the basis of an exchange of contracts within 28 days of your solicitor receiving draft papers. Completion is to take place no more than 28 days thereafter.
8. Please let us know which solicitors will be acting for you if your offer is acceptable.

FINN'S CANTERBURY

82 Castle Street
Canterbury
Kent CT1 2QD

Sales: 01227 454111
Lettings: 01227 452111
Email: canterbury@finn's.co.uk

Offices also at:
SANDWICH
ST NICHOLAS AT WADE

We have attached an offer form below for you to complete and return to us.

Yours faithfully

Nicholas Rooke

Finn's



2 STATION COTTAGES
BISHOPSBOURNE
CANTERBURY CT4 5JD

OFFER TO PURCHASE THE PROPERTY SUBJECT TO CONTRACT

To be returned to Finn's by 12.00 on Tuesday 11th June 2024

Name.....
Address.....
Telephone (Home)..... (Mobile).....
OFFER Amount £..... <i>Note: We would suggest making your offer an unusual figure so that no two offers we receive are likely to be the same. (In pounds only, not pence).</i> Amount in words (£.....) Any other conditions
FUNDING Funds for the purchase will be as follows:- (please delete as appropriate) (A) CASH AVAILABLE (B) MORTGAGE (approx. % required..... %) Please provide evidence of funding.
DEPENDENT SALE - Do you have to sell another property to fund this purchase? If so, please provide details:- (a) Address..... (b) Agents instructed..... (c) Present circumstances.....
SOLICITORS DETAILS:
IMPORTANT NOTES (1) Offers must be for a fixed sum . Offers for an amount above the highest offer received will be rejected. (2) Our clients do not bind themselves to accept the highest, or any, offer. (3) The successful party will be required to exchange contracts within 28 days of receipt of contract papers and documents by their solicitors. Completion is to take place no more than 28 days thereafter.



2 Station Cottages, Bishopsbourne, Canterbury, Kent, CT4 5JD

www.finns.co.uk

2 Station Cottages, Bishopsbourne, Canterbury, Kent, CT4 5JD

Guide Price - £350,000 Freehold

A beautiful Victorian Estate cottage on the edge of one of East Kent's prettiest villages in the Kent Downs National Landscape.

- Three Bedroom Semi-Detached Cottage
- Potential To Extend and Improve - Subject to Planning
- Gas Central Heating
- Entrance Hall and back lobby
- 2 Reception Rooms
- Kitchen
- Bathroom & WC
- 2 Outhouses
- About 101.5m² (1,093ft²)

The property was built as an Estate cottage in 1890. The front door leads into an Entrance Hall with doors to the Reception Rooms, stairs up to the first floor. Downstairs accommodation is adaptable with Kitchen off the second Reception Room, a deep pantry with downstairs bathroom and cloakroom. All three Bedrooms are a good size with one having a deep walk-in wardrobe.

Outside

The garden lies to the front, rear and side of the property and adjoins the former Elham Valley Railway line.

In all, about 0.16 acres (0.065 hectares).

The property is well placed for access to Canterbury which has two mainline railway stations including Canterbury West which offers high speed services to London in 56 minutes. The A2 is approximately 0.6 of a mile distant and Canterbury is within 5 miles.



Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111 – Canterbury@finns.co.uk

Services: Mains water, gas, electricity & drainage.

Agent's Notes:

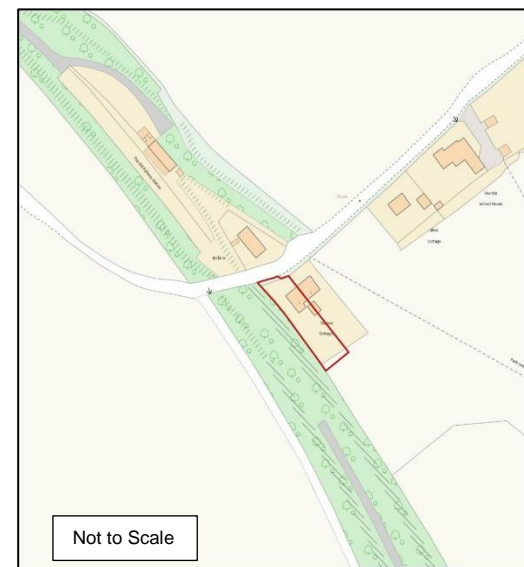
The property forms part of a larger title and the necessary rights will be granted for services to cross the adjoining property if required. The boundary between the property and the neighbour will become a party boundary with each property being responsible for half of the costs of maintaining it.

There is an area of unregistered land to the front of the property which has been used for parking. It is intended that a suitable indemnity policy will be sought to regularise this.

Council Tax: Band 'D' according to the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 20/05/2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

