



Connells

Church Road
Oare Faversham



Property Description

Positioned in a sought after village on the edge of Faversham is this very spacious, three bedroom, semi detached home.

The accommodation is spread over four floors to include a generous lounge with fire place leading through to the spacious kitchen dining room with fitted kitchen and newly built porch leading to the rear garden. There is a basement room currently being used as a home office area.

To the first floor there are two bedrooms and family bathroom with matching suite of bath with shower over WC and wash hand basin. To the top floor is a wonderful double bedroom with vaulted ceiling, wooden beams and three built in storage cupboard spaces.

The ample rear garden boasts a patio area, wooden shed and plenty of mature shrubs and trees. To the front there is easy on road parking and road access back to Faversham to enjoy its famous market town, array of shops and high speed services from Faversham train station.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Accommodation

Lounge

15' 11" x 15' 2" (4.85m x 4.62m)

Window and door to front. Fire surround with log burner. Stairs to first floor.

Kitchen

15' 3" x 11' 8" (4.65m x 3.56m)

Fitted kitchen with wall & base units, space for washing machine, integrated dishwasher and fridge/freezer. Sink/drainer with work surfaces. Electric oven and induction hob. Window. Tiled floor. Door to rear.

Rear Porch

5' 3" x 3' 9" (1.60m x 1.14m)

Window to kitchen. Tiled floor.

Basement

14' 10" x 12' 3" (4.52m x 3.73m)

Stairs down. Tiled floor. Window.

First Floor Landing

Bedroom One

15' 3" + dormer x 14' 1" (4.65m + dormer x 4.29m)

Double aspect windows with lovely views across the creek to front. Wooden floor. Three cupboard storage areas under eaves. Vaulted ceiling. Beams.

Bedroom Two

12' 11" x 12' 10" (3.94m x 3.91m)

Window. Storage cupboard. Radiator. Brick fireplace. Wooden floor.

Bedroom Three

11' 9" x 8' 4" (3.58m x 2.54m)

Window. Radiator. Wooden floor.









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: E

Tenure: Freehold

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