



Connells

Athelstan Road
Faversham



Property Description

This home has been in the same family for over 30 years and is now in need of a complete refurbishment making it a perfect opportunity for anyone looking to put their own stamp on the property and a great project for someone to take on.

CASH BUYERS ONLY

Accommodation downstairs includes a porchway to entrance hall with access to cellar, lounge with bay window to front leading through to dining room, separate kitchen giving access to rear garden and cloakroom.

On the first floor, there are four bedrooms and family bathroom. Features include high ceilings, bay windows to front and fireplaces throughout.

Athelstan Road is a fantastic family area in Faversham and is within close proximity of local primary and secondary schools. Road links to Ashford, Thanet and London via the A2/M2 are easily accessible as is the mainline train station providing regular high speed services to London.

*See Agent's Note below

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

Entrance Porch

Door to front. Internal door to:

Entrance Hall

Access to cellar. Stairs to first floor.

Cellar

Lounge

14' 4" x 11' 9" (4.37m x 3.58m)

Bay window. Wooden floor. Fireplace and surround.

Dining Room

12' 2" x 11' 2" (3.71m x 3.40m)

Doors to garden. Wooden flooring. Fireplace and surround.

Kitchen

10' 11" x 9' 11" (3.33m x 3.02m)

Door to garden. Plumbing for washing machine.

First Floor Landing

Bedroom One

14' x 11' 3" (4.27m x 3.43m)

Window. Wood Flooring.

Bedroom Two

11' 2" x 12' 2" (3.40m x 3.71m)

Window. Wood flooring.

Bedroom Three

11' 2" x 10' 1" (3.40m x 3.07m)

Window. Carpet.

Bedroom Four

8' 7" x 5' (2.62m x 1.52m)

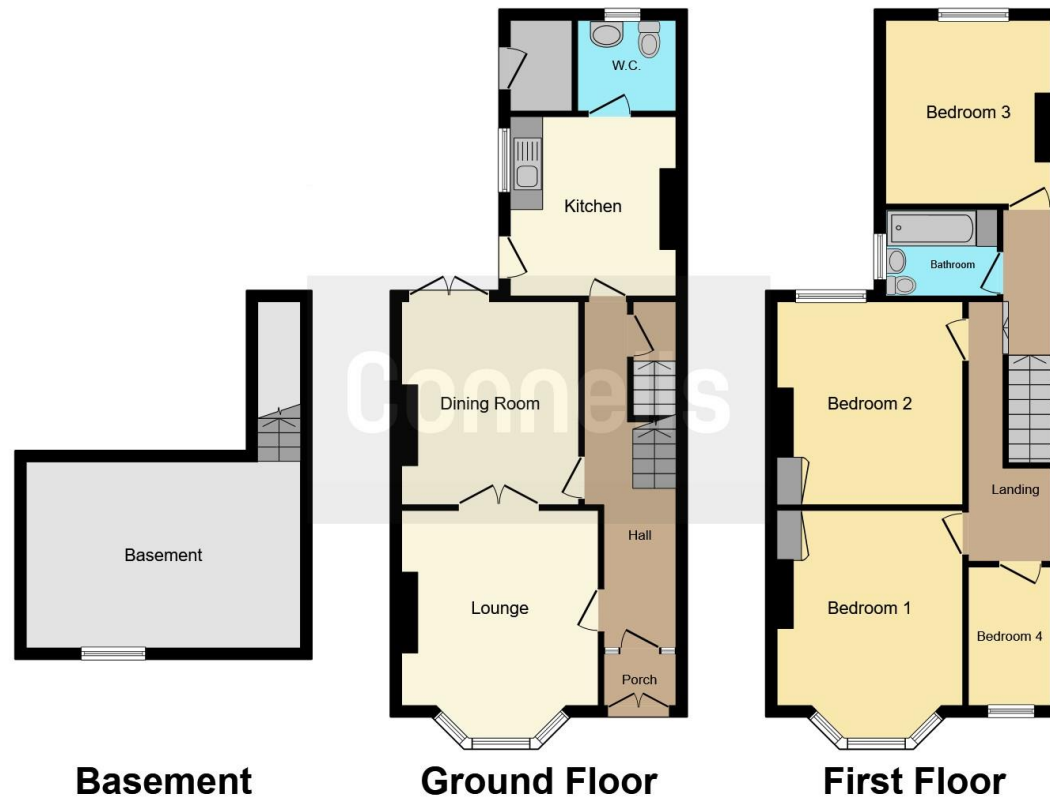
Window.

Family Bathroom

Suite of WC, washbasin and bath. Boiler.







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: F

Tenure: Freehold

view this property online connells.co.uk/Property/FAV102591



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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