

HUNTERS[®]

HERE TO GET *you* THERE

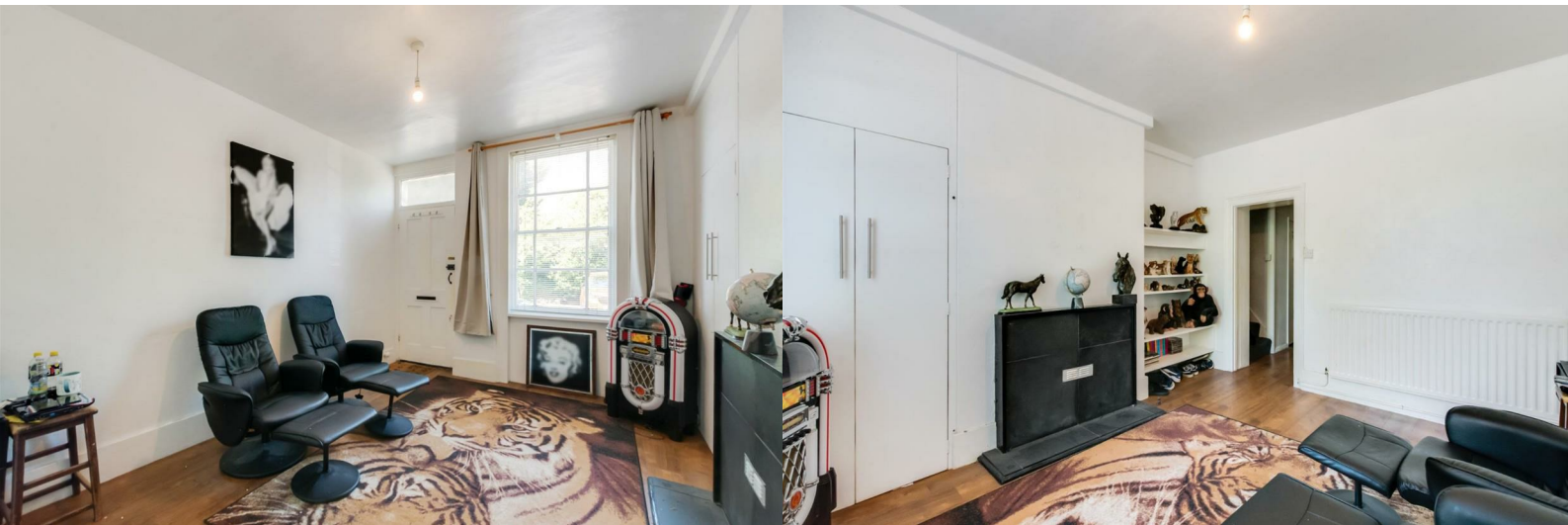


Church Road

Chelsfield, Orpington, BR6 7RF

Council Tax: C

Auction Guide Auction Guide
£260,000



5, Rocks Cottages Church Road

Chelsfield, Orpington, BR6 7RF

Auction Guide Auction Guide £260,000



FOR SALE BY AUCTION - PLEASE READ TERMS

Welcome to this charming property located on Church Road in the picturesque village of Chelsfield, Orpington. This delightful house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, a couple, or even as a peaceful retreat for one. The property features a classic bathroom, adding to the character of this home. Spanning 607 square feet, this house offers a comfortable living space with a touch of history.

Situated in a sought-after location, this property is for sale by the modern method of auction in partnership with lamproperty, providing a unique opportunity to own a piece of history in this desirable area. Don't miss out on the chance to make this charming house your new home in the heart of Chelsfield. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds for you.

lounge

13'2" x 12'3" (4.02 x 3.74)

Kitchen

9'2" x 7'10" (2.81 x 2.41)

Bedroom 1

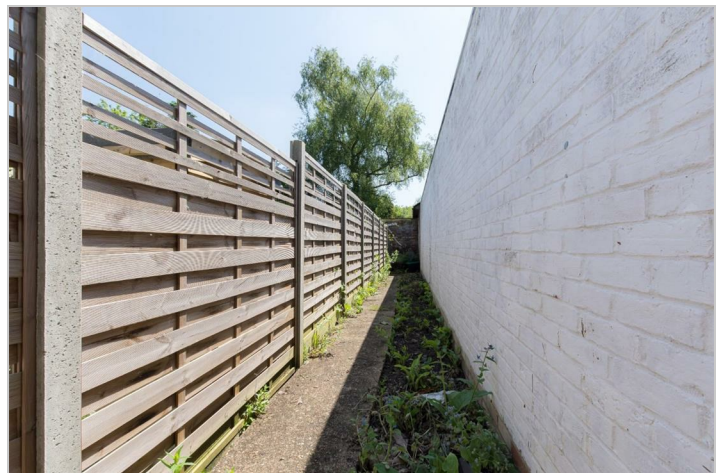
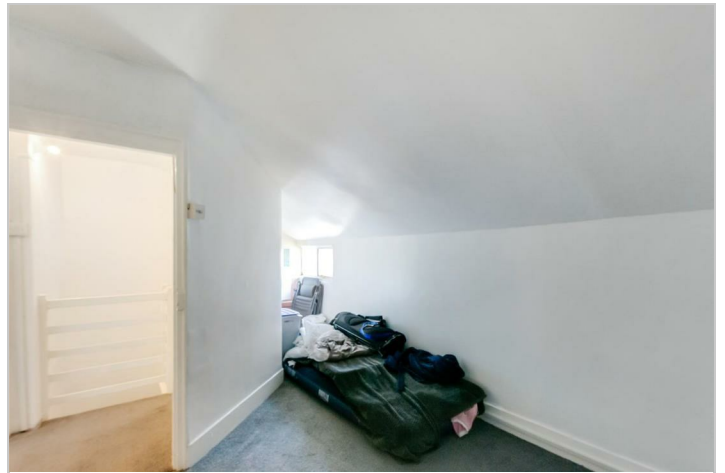
16'8" x 8'7" (5.09 x 2.63)

Bedroom 2

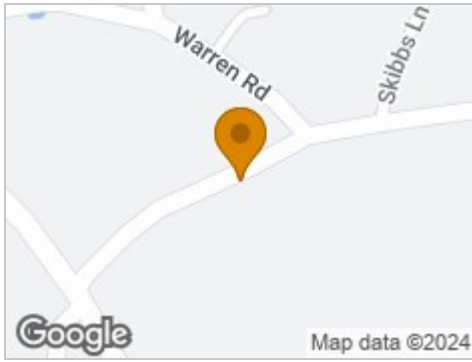
13'11" x 11'1" (4.25 x 3.38)

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



Road Map



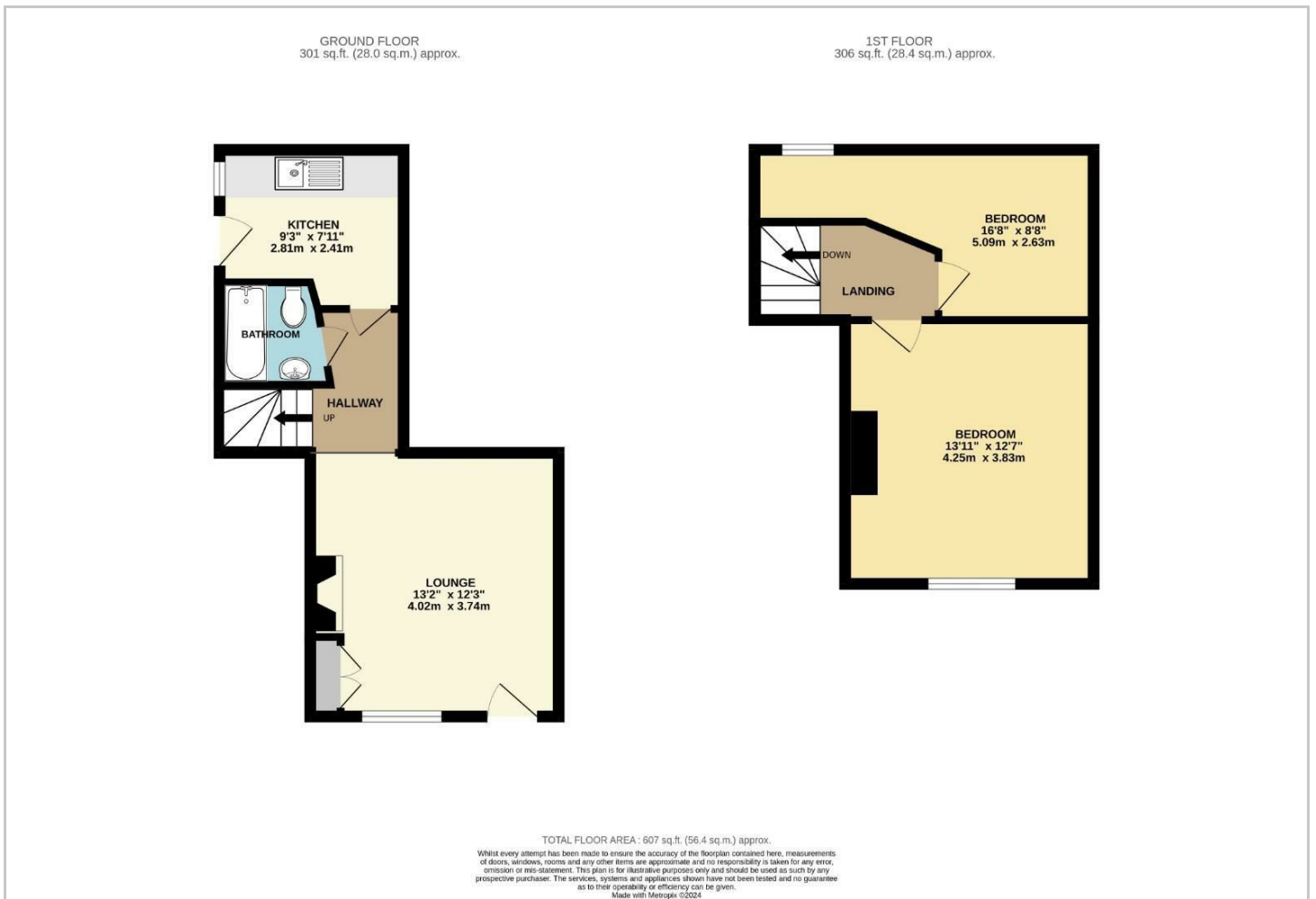
Hybrid Map



Terrain Map



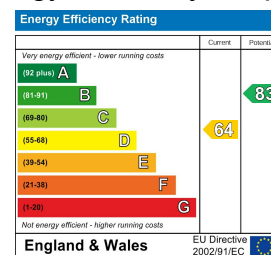
Floor Plan



Viewing

Please contact our Hunters Bromley & Chislehurst Office on 020 8467 1818 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.