



Southhill Road, Chatham

£190,000


MARTIN&CO

- TWO BEDROOMS
- UPSTAIRS BATHROOM
- MODERN KITCHEN
- UTILITY ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR GARDEN
- DOWNSTAIRS WC
- WALKING DISTANCE TO STATION
- NO FORWARD CHAIN

This property is likely to be suited to a cash buyer.

The house boasts a total of 2 bedrooms, a comforting space that guarantees restful nights. You'll be pleased to know that it also features 2 bathrooms, ensuring convenience for all occupants.

At the heart of the home is the reception room, a welcoming space where you can entertain guests or simply unwind after a long day. Unleash your inner chef in the kitchen, perfectly configured with a utility room for all your cooking and storage needs.

Location is everything. It is ideally situated with easy access to public transport links, ensuring your commute is always a breeze. For families with children, the proximity to nearby schools is a definite plus.

Council Tax Band: B
 EPC: D
 Broadband:
 Standard 6 Mbps 0.7 Mbps Good
 Superfast 80 Mbps 20 Mbps Good
 Ultrafast 1000 Mbps 220 Mbps
 Mobile Service: EE, Three, O2, Vodafone.

****PLEASE NOTE****

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including 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 including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

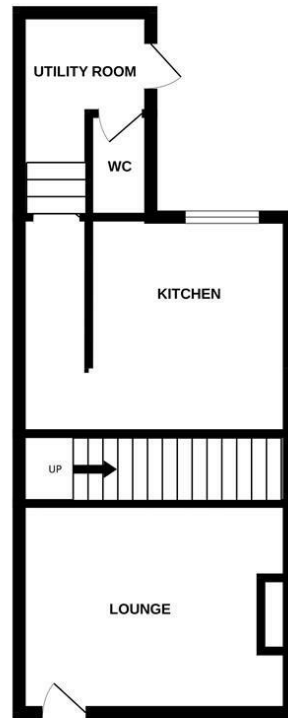
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

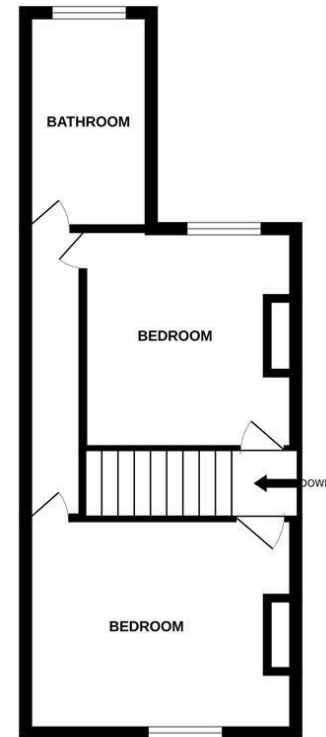




GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.