



Crossways Canterbury CT2 7BS

for sale guide price
£220,000



Property Description

Crossways is a no through road within a popular residential estate close by to Canterbury University and local amenities. You will find primary and secondary schools, a local post office and newsagents within walking distance.

The accommodation is spread over two floors providing a lounge, separate dining room and a kitchen to the ground. There is plenty of potential to update and open up the space.

To the first floor there are three bedrooms, plenty of built in storage cupboards, and a bathroom with suite including bath, WC and wash hand basin.

The home also provides off road parking for at least two cars, a garage and a generous rear garden. The home would benefit from updating with plenty of opportunity to add your own mark. Sold with no onward chain and available to view now.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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.

Lounge

11' 7" x 11' 3" (3.53m x 3.43m)

Dining Room

12' 5" x 10' 4" (3.78m x 3.15m)

Kitchen

9' 4" x 8' (2.84m x 2.44m)

Landing

Bedroom One

12' 6" x 11' 3" (3.81m x 3.43m)

Bedroom Two

11' 3" x 9' 9" (3.43m x 2.97m)

Bedroom Three

8' 8" x 7' 11" (2.64m x 2.41m)

Bathroom

Garden Shed

9' 5" x 4' 11" (2.87m x 1.50m)

Garage

14' 3" x 8' (4.34m x 2.44m)







To view this property please contact Connells on

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29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/CBY407360](https://www.connells.co.uk/Property/CBY407360)



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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