

Connells

Station Road
Adisham Canterbury

Station Road
Adisham Canterbury CT3 3JF

for sale guide price
£250,000







Property Description

Set within the ever popular village of Adisham, this spacious and very well presented, two bedroom, semi detached home is offered to the market with onward chain.

The property would make an ideal first home or investment and has the added benefit of a large garden plot with separate access from the parking and garage area. Subject to planning permissions, the land could house a bungalow or simply be used to add additional storage or workshops.

The home itself opens in to a hallway leading in to a bright, open plan lounge dining room, through to a modern fitted kitchen and separate utility room.

To the first floor you will find two double bedrooms and a family bathroom with matching suite of bath, WC and wash hand basin.

Nearby to the property is Adisham main line train station with regular links to Dover, Canterbury and beyond along with a regular bus route and road access to the A2.

The property is sold with no onward chain and viewings are available on request.

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.

Entrance Hall

Lounge Dining Room

19' 5" Max x 11' Max (5.92m Max x 3.35m Max)

Kitchen

12' 2" x 7' 5" (3.71m x 2.26m)

Utility Room

9' 5" x 6' 7" (2.87m x 2.01m)

Landing

Bedroom One

14' 2" x 8' 10" (4.32m x 2.69m)

Bedroom Two

10' 6" x 10' 3" (3.20m x 3.12m)

Bathroom











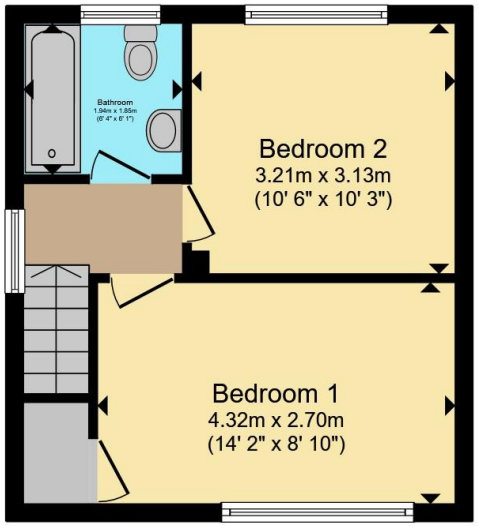








Ground Floor



First Floor

Total floor area 73.5 m² (791 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407111

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.