

Connells

Newman Road
Aylesham Canterbury

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Aylesham Canterbury CT3 3BY

for sale guide price
£270,000







Property Description

A newly refurbished three-bedroom end of terrace home situated in the popular village of Aylesham. Finished to a high standard throughout, the property has recently been rented and will be sold with tenants in situ.

The ground floor features a bright and spacious living room, there is a newly fitted contemporary kitchen with integrated appliances and ample storage. The kitchen provides direct access to the rear garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a stylishly renovated family bathroom finished with modern fixtures and fittings.

Externally, the home benefits from a private rear garden, perfect for outdoor dining or relaxing. Subject to relevant planning and consents, the space could be used as a building plot to erect a further dwelling. Investigation would be required, but could be an option. There is a front garden and potential for off road parking for several vehicles The property has been fully refurbished, including new flooring, décor, and updated electrical and plumbing systems.

Located in the heart of Aylesham, the property is conveniently positioned for local amenities, schools, and transport links, including easy access to nearby towns such as Canterbury and Dover. This fantastic home would make an ideal purchase for first-time buyers, growing families, or investors seeking a ready-to-move-into property in a well-connected Kent village.

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

12' 9" x 12' 4" (3.89m x 3.76m)

Kitchen / Dining Room

18' 5" x 10' (5.61m x 3.05m)

Landing

Bedroom One

12' 7" Max x 11' 4" Max (3.84m Max x 3.45m Max)

Bedroom Two

12' 7" Max x 11' Max (3.84m Max x 3.35m Max)

Bedroom Three

8' 5" x 8' 2" (2.57m x 2.49m)

Bathroom

Agent Note

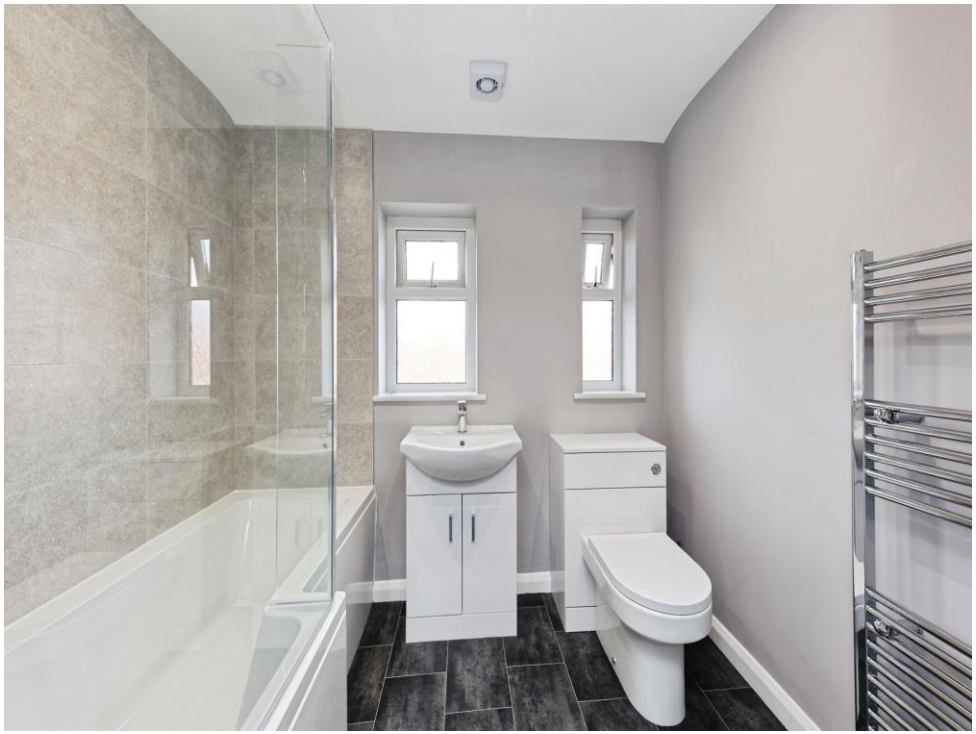
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







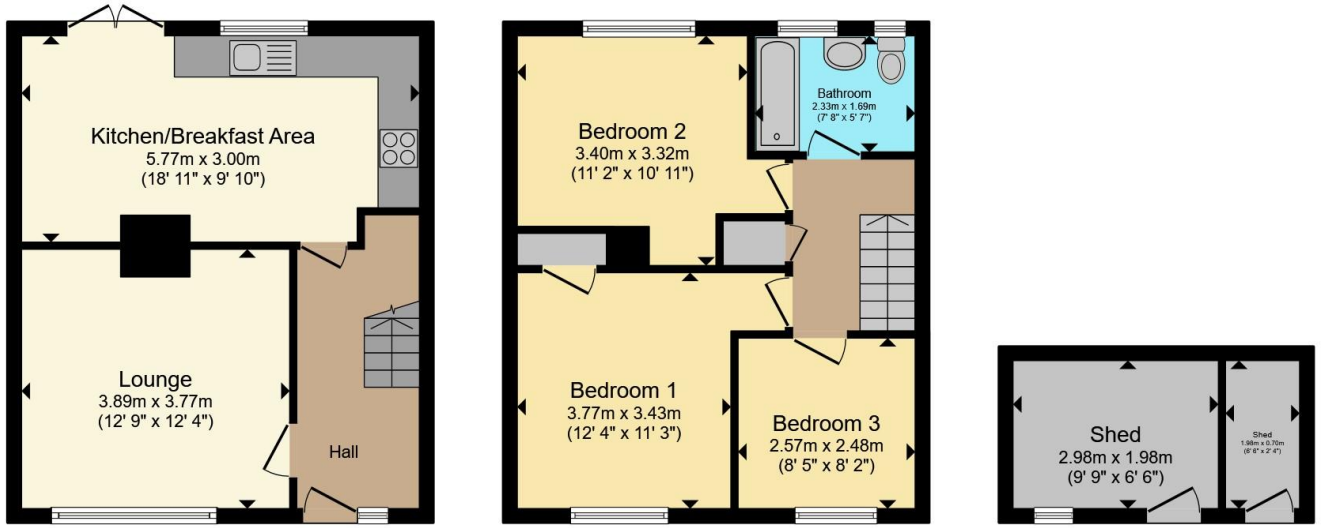












Total floor area 88.2 m² (950 sq.ft.) approx

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

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29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407411

The Property Ombudsman

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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.