





Property Description

A very spacious, five bedroom home with accommodation spread over two floors including a cloakroom and downstairs shower room, spacious living room with doors overlooking the rear garden and kitchen with an array of fitted units and work surfaces and a downstairs fifth bedroom.

To the first floor there are four bedrooms and a main bathroom with matching suite of bath, WC and wash hand basin.

This property is a perfect investment for someone adding to their portfolio and is ideally situated for access to Canterbury University, city centre and local amenities. Sold with tenants in situ

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

Shower Room

Shower cubicle, WC and wash hand basin

Cloakroom

WC and wash hand basin

Living Room

13' 2" x 8' 9" (4.01m x 2.67m)

Kitchen

16' 2" x 8' 9" (4.93m x 2.67m)

Bedroom Five

13' 2" x 6' 6" (4.01m x 1.98m)

Landing

Bedroom One

12' 9" x 8' 8" (3.89m x 2.64m)

Bedroom Two

12' 11" x 9' (3.94m x 2.74m)

Bedroom Three

13' 7" x 8' 7" (4.14m x 2.62m)

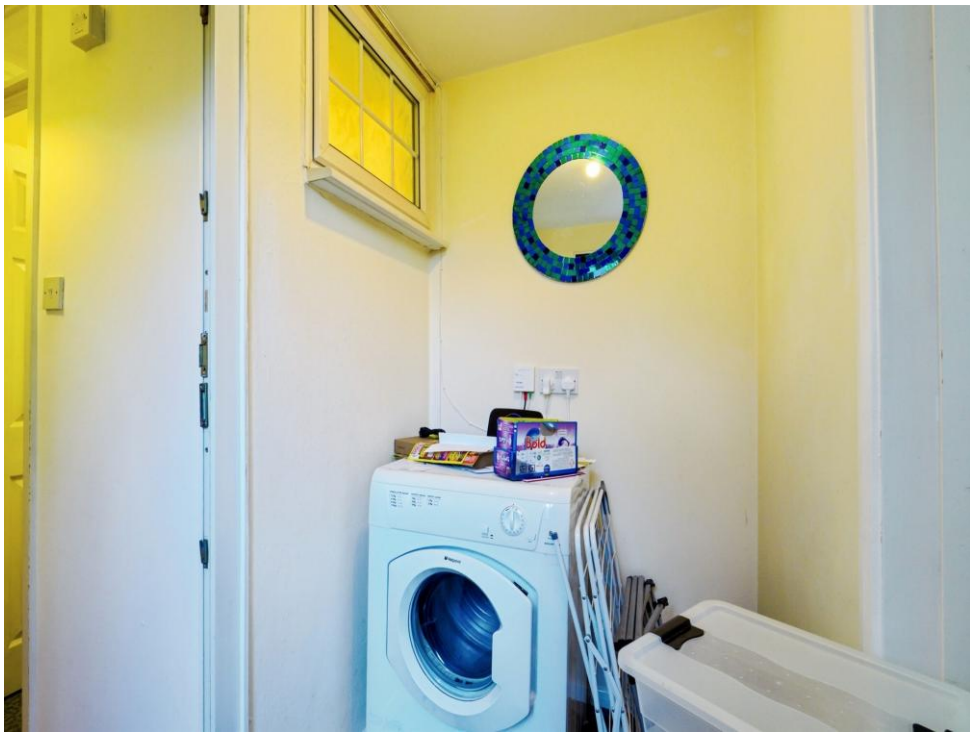
Bedroom Four

10' 4" x 7' 11" (3.15m x 2.41m)

Bathroom

Bath, WC and wash hand basin









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.focalagent.com

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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