



**Modern
Auction**

**£375,000
Freehold**

3x  2x  1x 

**Howlsmere Close,
Halling, Rochester, Kent,
ME2**

Wards
Helping you move forwards



Main features

- **Perfectly positioned family home overlooking the river with easy parking plus a large driveway**
- **Lots of opportunity to create your dream garden**
- **For sale by modern auction - T&c's apply**
- **Subject to undisclosed Reserve Price**
- **Buyers fees apply**

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 14'6 x 12'1 (4.42m x 3.69m)
Dining Area: 11'2 x 8'5 (3.41m x 2.57m)
Kitchen: 11'1 x 6'6 (3.38m x 1.98m)
Conservatory: 12'2 x 7'6 (3.71m x 2.29m)

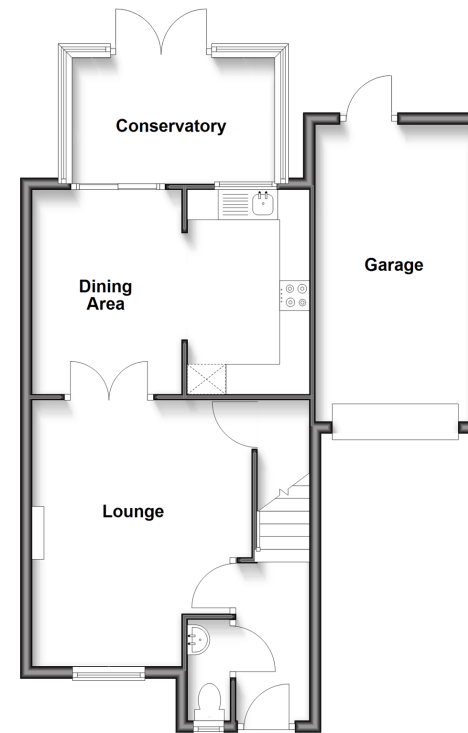
FIRST FLOOR

Landing
Bedroom 1: 9'9 x 8'11 (2.97m x 2.72m)
Wardrobe Room : 5'5 x 4'9 (1.65m x 1.45m)
Bedroom 2: 10'3 x 9'3 (3.13m x 2.82m)
Bedroom 3: 8'3 x 5'4 (2.52m x 1.63m)
Family Bathroom: 6'4 x 6'2 (1.93m x 1.88m)

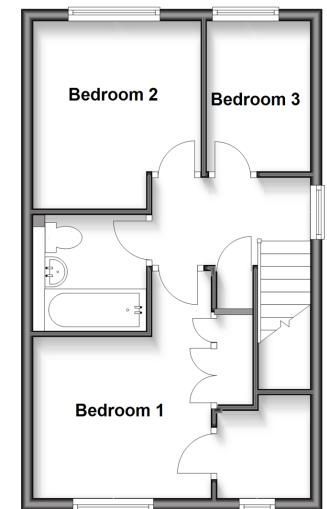
OUTSIDE

Front and Rear Gardens
Garage: 16'0 x 8'7 (4.88m x 2.62m)
Driveway

Ground Floor
Approx. 60.0 sq. metres (646.2 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.7 sq. feet)



Call Snodland - 01634 245055 ■ wardsofkent.co.uk

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



13821759/20250703/MM/LK

Property 13821759: Howlsmere Close, Halling

Auctioneer's Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering financing your purchase with a mortgage we recommend that you inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack please contact the iamsold team. The cost of this pack is £349

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The Buyer Information Pack is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

Referral Arrangements

Wards and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Wards may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**TO VIEW OR MAKE A BID – Contact Wards
Or visit: <https://wardsofkent.iamsold.co.uk>**