



Connells

Market View
Aylesham Canterbury



Property Description

An ideal property to add your own market and plenty of potential to improve. Positioned in the centre of Aylesham, this two bedroom mid terrace house is ideally located for access to local amenities, school and main line train station with regular links to Canterbury and London.

The property comprises a through lounge dining room with door leading to the very generously sized rear garden. There is a kitchen housing the central heating boiler with an array of units that would benefit from modernising.

To the first floor there are two double bedrooms and family bathroom.

Modern method of auction is available to mortgage and cash buyers. Mortgage advice is available for buyers interested in modern method.

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

17' 3" Max x 10' 11" Max (5.26m Max x 3.33m Max)

Through lounge dining room, front door, window, laminate flooring

Kitchen

10' 11" x 6' 10" (3.33m x 2.08m)

Rear door, window, wall and base units with work surface over, space and plumbing for washing machine, space for fridge freezer, sink and drainer, oven and hob. Central heating boiler to wall

Landing

Bedroom One

11' 3" x 8' 2" (3.43m x 2.49m)

Window, carpet, store cupboard

Bedroom Two

11' 1" x 7' 9" (3.38m x 2.36m)

Window, carpet

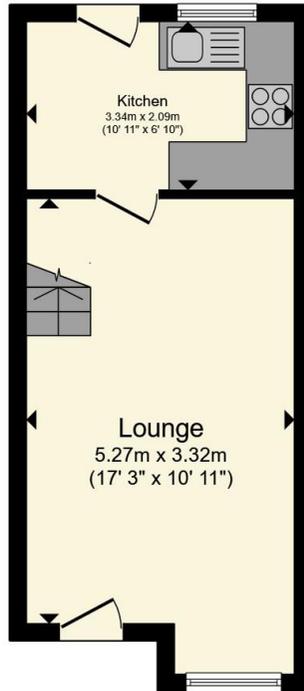
Bathroom

Bath, WC, wash hand basin, window

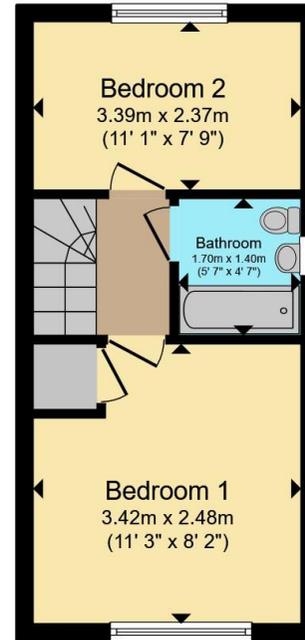








Ground Floor



First Floor

Total floor area 50.8 m² (546 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



To view this property please contact Connells on

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29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: C Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY406864



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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