



Ibbett Mosely

The Brucks, Waferingbury, Maidstone ME18 5PX  
By Auction £350,000



## The Brucks, Maidstone, ME18 5PX

A much loved detached bungalow that offers great potential to update and make it your own. Offering two decent sized bedrooms, kitchen diner and main reception room the house will be fit for purpose for those looking to take it slower, downsize to a single storey living property with an enclosed Sunny West facing garden to the rear.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Offering off road parking with a drive and garage also.

Guide Price £400,000

- Two Bedroom Detached Bungalow
  - West Facing Garden
  - Drive & Garage
  - Central Wateringbury Location
  - Close to Station & Ammenities
  - NO ONWARD CHAIN - Immediate 'exchange of contracts' available Being sold via 'Secure Sale'
  - Accompanied Viewings Available
  - EPC rating D
  - Council Tax - Tonbridge & Malling Band E
  - Being Sold via Secure Sale online bidding.
- Terms & Conditions apply. Starting Bid £350,000

Located centrally in the charming village of Wateringbury, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a spacious reception room, this post-war property has been much cherished by its current owners, making it a warm and inviting home.

The bungalow boasts a well-designed layout, ideal for both relaxation and entertaining. The enclosed west-facing rear garden provides a lovely outdoor space, perfect for enjoying the afternoon sun or hosting gatherings with family and friends. The property also features a garage and ample parking for up to three vehicles, ensuring that you will never be short of space for your cars or guests.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. Located in the popular Wateringbury Village, residents can enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links.

This bungalow is an excellent opportunity for those seeking a peaceful retreat in a desirable location. Whether you are a first-time buyer, looking to downsize, or seeking a lovely investment, this property is sure to meet your needs. Do not miss the chance to make this cherished home your own.

### Description

Available for sale with NO ONWARD CHAIN this two bedroom detached bungalow offers a great opportunity for enhancement and modernisation.

It offers a great looking front garden and drive leading through to a garage down the side of the home. A good sized reception room is entered via a porch to the front of the bungalow and offers plenty of space to relax with a feature fireplace and large window streaming light into the room. A door leads into the kitchen diner to the rear. Likely to be modernised by its new owner it functions very well as a social space with a dining table with views of the garden to the rear. A door leads to the side driveway and is mainly used for access by the family.

Two bedrooms are offered the main one to the rear off the internal lobby area linking all rooms. The main bedroom has built in storage. The second bedroom sits to the front, also offering built in storage. Between the two bedrooms is a bathroom that is functional but will likely be updated.

To the rear is a very pleasant West facing rear garden made up of a good sized patio and lawn. Access to the garage and rear shed sitting behind the garage is given.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

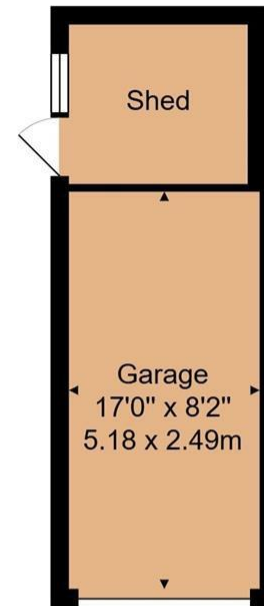
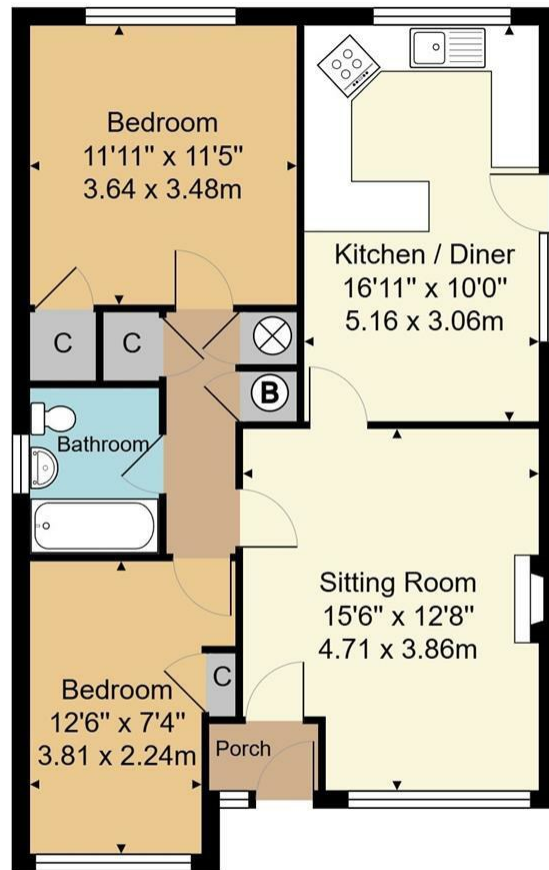
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also





Bungalow Approx. Gross Internal Area  
733 sq. ft / 68.1 sq. m

Garage/Shed Approx. Internal Area  
194 sq. ft / 18.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

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