



Connells

Oxford Road
Canterbury



Property Description

This spacious three bedroom, semi detached house would make an ideal first time buy or investment, sold with no onward chain and an opportunity to add your own personal touches.

The property is moments walk away from Canterbury City centre, main line train station with regular high speed services to London and main road access to Ashford, Dover and London.

Through the front door, the entrance hall leads to the through lounge dining room with double doors overlooking the rear garden. There is a good size kitchen with fitted units and plenty of storage space. To the first floor, there are three bedrooms and a family bathroom with matching suite of bath, WC and wash hand basin.

The home also boasts a good size rear garden and off road parking for two cars to the front of the property.

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 Hallway

Front door, stairs to first floor

Lounge

14' x 10' 10" (4.27m x 3.30m)

Dining Room

10' x 10' 8" (3.05m x 3.25m)

Kitchen

10' 8" x 10' 7" (3.25m x 3.23m)

Landing

Bedroom One

13' 11" x 9' 11" (4.24m x 3.02m)

Bedroom Two

10' 8" x 10' 1" (3.25m x 3.07m)

Bedroom Three

10' x 6' 11" (3.05m x 2.11m)

Bathroom

Bath, WC and wash hand basin







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/CBY407184](https://www.connells.co.uk/Property/CBY407184)



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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Property Ref: CBY407184 - 0003