

Connells

The Avenue
Hersden Canterbury

The Avenue
Hersden Canterbury CT3 4GF

for sale guide price
£240,000







Property Description

An ideal first time buy or investment in a popular residential location. Well presented and ready to move in to, this three bedroom, semi detached home enjoys accommodation spread over two floors including a living room, separate dining room, modern fitted kitchen and downstairs cloakroom.

To the first floor there are three bedrooms, the main bedroom enjoying an en suite shower room with shower cubicle, WC and wash hand basin. The home is finished with a spacious family bathroom including matching suite of bath, WC and basin.

The dining area overlooks the generous rear garden with lawned area. To the front of the home you will find off road parking for three cars and easy on road parking is available too for any visitors.

Nearby are local village amenities including a newsagents, local primary school, bus routes and main road links to Canterbury and Thanet.

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

Cloakroom
WC and wash hand basin

Living Room
14' 7" x 12' 8" (4.45m x 3.86m)

Dining Room
10' 8" x 8' 1" (3.25m x 2.46m)

Kitchen
10' 7" x 7' 4" (3.23m x 2.24m)

Landing

Bedroom One
12' 4" x 12' 2" (3.76m x 3.71m)

En Suite
Shower, WC and wash hand basin

Bedroom Two
12' 3" x 7' 10" (3.73m x 2.39m)

Bedroom Three
7' 9" x 7' 10" (2.36m x 2.39m)

Family Bathroom
Bath, WC and wash hand basin







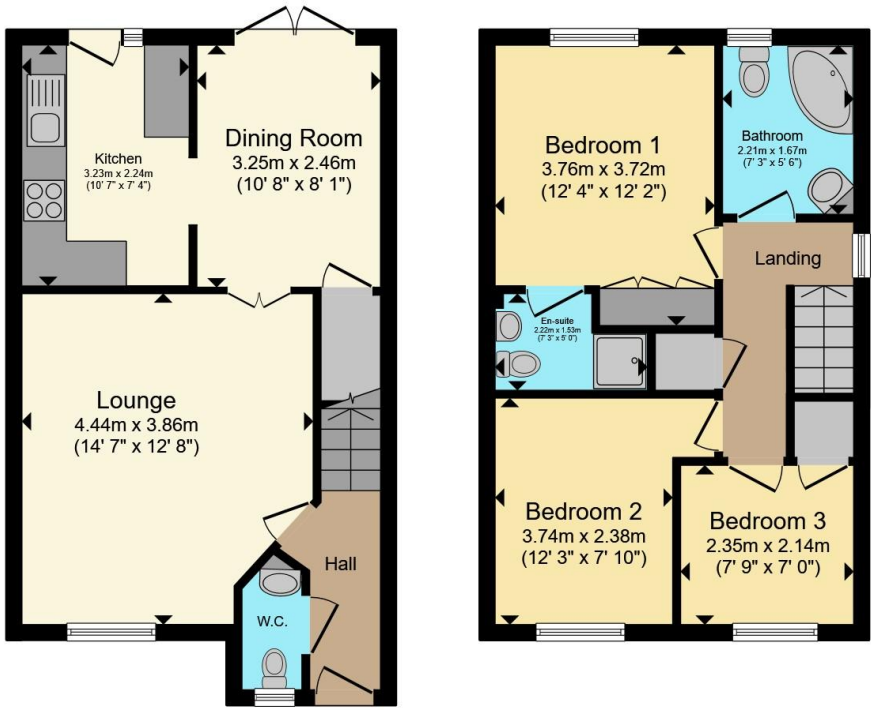












Ground Floor **First Floor**

Total floor area 76.2 m² (820 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

Connells

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407410

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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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