

Connells

Eggringe
Ashford

Eggringe
Ashford TN23 4XT

for sale guide price
£160,000







Property Description

Located within the popular residential area of Eggringe, Ashford, this well-presented two bedroom mid-terrace property offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Benefitting from a practical layout, a conservatory, private garden, garage and allocated parking, the property combines comfort and convenience in equal measure.

The ground floor accommodation comprises an inviting entrance area leading through to a spacious open-plan kitchen/diner, providing an ideal space for both everyday living and entertaining. To the rear, a conservatory offers additional versatile living space with pleasant views over the garden and direct access outside.

Upstairs, the property features two well-proportioned bedrooms and a family bathroom, providing comfortable accommodation throughout.

Externally, the property enjoys a private rear garden, perfect for relaxing, outdoor dining or keen gardeners. Further benefits include a garage and an allocated parking space directly in front of the garage, ensuring convenient off-road parking.

Situated within easy reach of local amenities, schools and transport links, this delightful home offers a fantastic blend

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

Kitchen

Conservatory

First Floor

Bedroom 1

Bedroom 2

Bathroom

Outside

Rear Garden

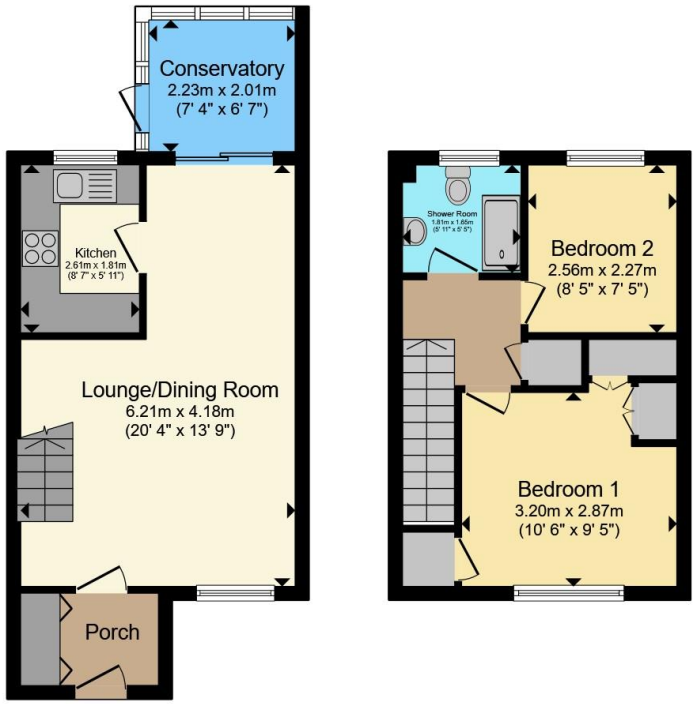
Garage En-Bloc

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







Ground Floor **First Floor**





Total floor area 61.8 m² (666 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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77 High Street
ASHFORD TN24 8SF

EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/ASH409125

Tenure: Freehold

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.