

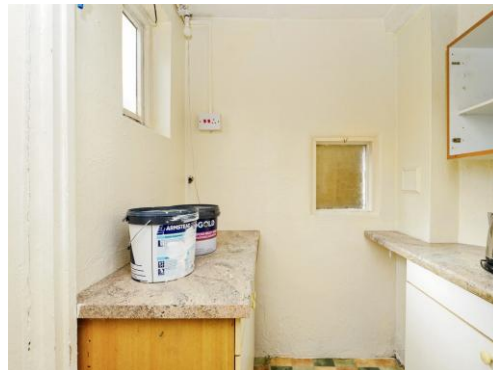


Connells

North View
Hersden Canterbury

North View Hersden Canterbury CT3 4HJ

for sale guide price
£250,000



Property Description

Coming to the market is this spacious three bedroom, mid terrace property with plenty of options to add your own mark and potential to extend and add off road parking. The front of the home already has a dropped kerb and with a good size front garden, there is plenty of scope for change.

The rear of the property opens to a very generous garden area, mostly laid to lawn and options subject to planning consents to extend to the rear.

The current layout of the home provides an entrance hall leading to a dining room, through to a kitchen area with utility area. There is a door to a rear porch leading to the garden. The ground floor is completed with a large lounge area with double aspect allowing for plenty of natural light.

The first floor houses three double bedrooms and a walk in wet room with shower, WC and wash hand basin.

Viewings are available straight away on request and bids are welcome via the modern method of sale.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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

16' 2" x 12' (4.93m x 3.66m)

Kitchen

15' 7" x 6' 8" (4.75m x 2.03m)

Porch

Dining Room

12' 4" x 8' 10" (3.76m x 2.69m)

Landing

Bedroom One

12' 4" x 10' 11" (3.76m x 3.33m)

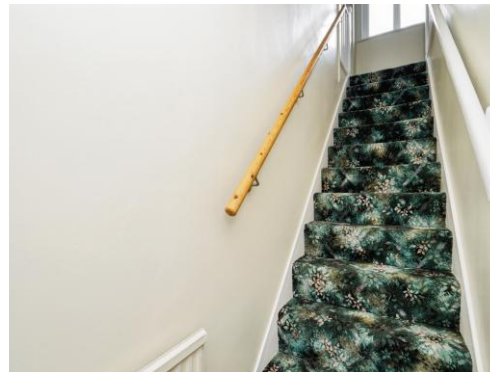
Bedroom Two

11' 11" x 8' 10" (3.63m x 2.69m)

Bedroom Three

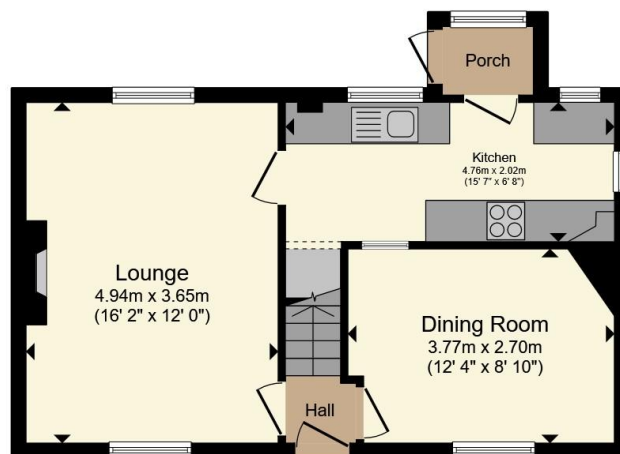
8' 11" x 6' 11" (2.72m x 2.11m)

Shower Wet Room

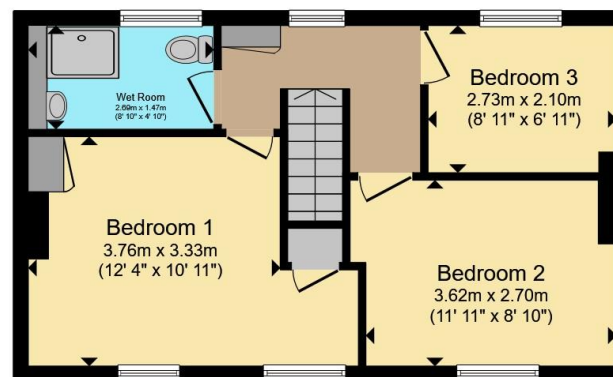








Ground Floor



First Floor

Total floor area 85.5 m² (921 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: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407426



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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