



Connells

Meadow Road
Sturry Canterbury



Property Description

Set in the ever popular area of Sturry on the edge of Canterbury you will find this well presented two bedroom, semi detached bungalow offered to the market with no onward chain.

The home is moments walk away from the local amenities including newsagents, take aways, primary school and train station with routes to Canterbury and Thanet.

The home opens in to an entrance hallway leading through to a modern kitchen and open plan living room dining room with large window to the front enjoying views. To the rear of the home you will find a walk in shower room and two double bedrooms, one of which has double doors opening on to the rear garden. The garden is made up of several layers enjoying plenty of space for planting, seating and taking advantage of the sunshine.

There is a side gated access back to the front of the property with access to the detached garage and off road parking for multiple vehicles.

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

Kitchen

9' 8" x 6' 5" (2.95m x 1.96m)

Matching wall and base units, work surface over, sink and drainer. Space for washing machine and fridge freezer, Window

Living Room

18' 9" x 12' 5" (5.71m x 3.78m)

Window, carpet, radiator, fire place

Bedroom One

19' 9" x 9' 1" (6.02m x 2.77m)

Window, carpet, radiator, storage cupboard

Bedroom Two

9' 11" x 9' 9" (3.02m x 2.97m)

Window, carpet, radiator

Shower Room

Walk in shower cubicle, WC, wash hand basin, window

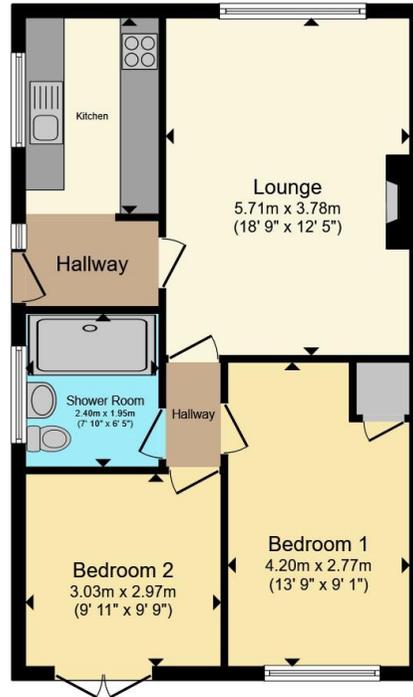
Outside

Off road parking to driveway to front, front garden area, Side gated access and detached garage. Rear garden made up of terraces, mature plants and pathways.









Floor Plan

Total floor area 59.4 m² (639 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

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY406958



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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