

Detached Six Bedroom House

For Sale



Hollyrise, Conyer Road, Sittingbourne
ME9 9ES

#FileNo: 175395



Hollyrise

Conyer Road, Sittingbourne, ME9 9ES



Agreement

For Sale



Detail

Freehold Detached
House



Price

£950,000



Size

268.25 sq m (2,887 sq ft)



Location

Sittingbourne, ME9 9ES



Property ID

#FILENO: 714.175395

For Viewing & All Other Enquiries Please Contact:



Jack Pinder

BSc (Hons) MRICS

Chartered Surveyor

M: 07971 922 483

E: jack.pinder@eddisons.com

Property

The property comprises a two storey plus attic level detached dwelling of cavity brick construction surmounted by a multi pitched tile roof. Windows are uPVC framed double glazed units. In addition, the property has an attached single storey garage of the same construction under a flat roof.

Internally, the ground floor comprises a two reception rooms, a dining room, kitchen, ground floor WC and a study. The first floor comprises a landing, four bedrooms, one en-suite bathroom and a three piece family bathroom. The second floor comprises a landing and two bedrooms.

The property would benefit from light refurbishment in areas.

Externally, there is block paved front driveway providing off street car parking for multiple vehicles. At the rear, there is a substantial garden with a patio area, a covered swimming pool and a tennis court.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor (excl. garage)	138.90	1,495
First Floor	106.40	1,145
Second Floor	22.95	247
Total GIA	268.25	2,887

Energy Performance Certificate

An EPC has been ordered and can be made available upon request.

Services

We understand the property has mains water, electric and drainage. Heating is provided by way of an oil fired heating system.

These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

Interested parties are advised to make their own investigations to the Local Planning Authority.

Council Tax

The Property has a Council Tax Band of F.

Tenure

The Freehold interest is available **For Sale** with vacant possession available upon completion.

Price

Offers are invited for the freehold interest at a guide price of **£950,000**.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated on the north western side of Conyer Road, approximately one mile north east of the Village of Teynham.

Teynham is a small village located between the towns of Sittingbourne and Faversham.

This is a rural location with the immediate vicinity comprising open farmland, agricultural buildings and detached housing.

Local amenities are found in Teynham and include a pharmacy, Co-op convenience store and a number of public houses.

The nearest public transport availability is Teynham Railway Station circa one mile to the south west.





