



Connells

Spring Lane
Canterbury



Property Description

Spacious Seven-Bedroom Semi-Detached Family Home in a Popular Residential Location

A substantial and versatile seven bedroom semi-detached family home, offering generous living accommodation, excellent outdoor space and a range of desirable features including off road parking, a garage and a private garden.

Ideally suited to a large or growing family, the property provides an abundance of space across its accommodation, with seven bedrooms offering plenty of flexibility for bedrooms, home offices, guest rooms or additional family living space.

The property benefits from off road parking to the front, together with a garage providing secure parking, storage or potential additional use, subject to any necessary permissions. There are solar panels attached to the home providing a yearly income and covering electricity costs. Information is available on request for any interested buyers.

To the rear, the property enjoys a private garden, providing an ideal space for relaxing, entertaining and family activities.

With its impressive bedroom count, generous proportions and excellent combination of indoor and outdoor space, this is a fantastic opportunity to acquire a substantial family home with plenty of potential.

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.

Entrance Hall

Lounge

13' 9" x 13' 1" (4.19m x 3.99m)

Kitchen

14' 1" x 9' 2" (4.29m x 2.79m)

Bathroom

Bath, shower cubicle, WC and wash hand basin

Bedroom Six (ground Floor)

11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom Five

12' 6" x 9' 2" (3.81m x 2.79m)

First Floor Landing

Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)

Bedroom Two

12' 6" x 12' 3" (3.81m x 3.73m)

Bedroom Three

12' 6" x 9' 2" (3.81m x 2.79m)

Bedroom Four

12' 5" x 9' 1" (3.78m x 2.77m)

Bedroom Seven

10' 2" x 8' 10" (3.10m x 2.69m)

Bathroom

Bath, shower cubicle, WC and wash hand basin

Garage

15' 4" x 9' 1" (4.67m x 2.77m)





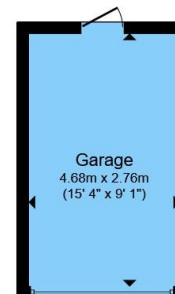




Ground Floor



First Floor



Garage

Total floor area 152.9 m² (1,646 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: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407302



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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