



Connells

Hope Villa Lower Hardres
Canterbury

Hope Villa Lower Hardres Canterbury CT4 5NY

for sale guide price
£325,000



Property Description

STARTING BIDS FROM £325,000. SOLD WITH NO ONWARD CHAIN AND READY TO VIEW NOW!

A wonderfully unique, three bedroom, semi detached cottage style home in the heart of the sought after and rural location of Lower Hardres.

The home is well presented throughout and enjoys features such as fire places, higher ceilings and wooden flooring. There is also off road parking to the front for two cars and side access in to a generously sized rear garden with garden room.

The home enters through a hallway leading to the front living room with fire place and large windows letting in plenty of natural light. Through to the dining room with log burner and on to the open plan kitchen dining room with plenty of storage space and a utility area with space for washing machine. Allowing plenty of space for a breakfast area with double doors overlooking the garden.

To the first floor you will find three comfortable bedrooms and family bathroom with matching suite.

Sold with no onward chain, this home is well worth viewing to appreciate all that is on offer.

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

Living Room

11' 1" x 11' 10" (3.38m x 3.61m)

Window, wood flooring, fire place, radiator

Dining Room

11' 10" x 11' 1" (3.61m x 3.38m)

Wood flooring, window, wood burner, understairs cupboard, and central heating boiler

Kitchen Dining Room

16' 3" x 10' 7" (4.95m x 3.23m)

Double doors overlooking rear garden, window, wood flooring.

Bespoke fitted kitchen with matching wall and base units. Work surface over and sink and drainer. Oven, hob and extractor fan, space for fridge freezer and dishwasher.

Utility Area

12' x 5' 5" (3.66m x 1.65m)

Tiled flooring, space and plumbing for washing machine

Landing

Bedroom One

12' 1" x 11' 1" (3.68m x 3.38m)

Window, radiator, wood flooring

En Suite Shower Room

Bedroom Two

11' 11" in to bay x 8' 2" (3.63m in to bay x 2.49m)

Window, radiator, carpet

Bedroom Three

10' 6" x 10' 5" (3.20m x 3.17m)

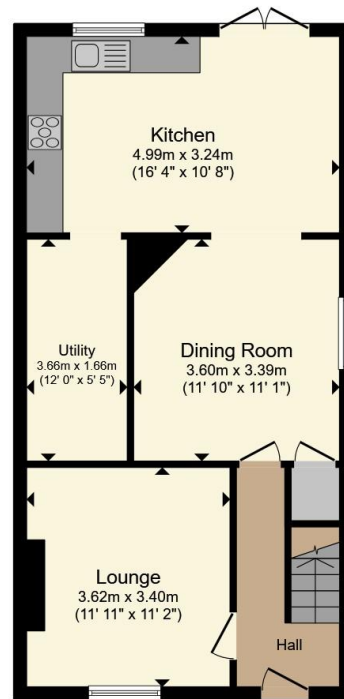
Window, radiator, laminate flooring

Bathroom

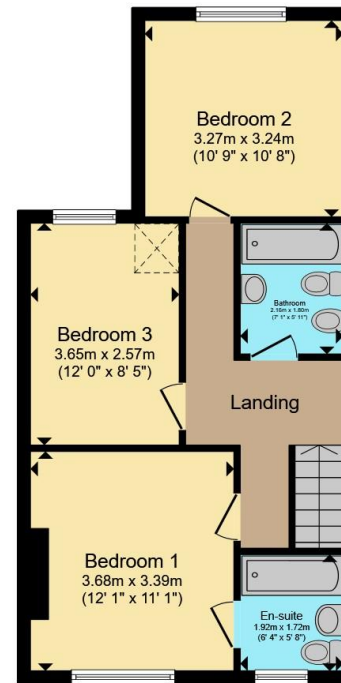








Ground Floor



First Floor

Total floor area 104.1 m² (1,121 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: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407343



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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