# Modern Auction

## £400,000 Freehold

3x 2x 2x

**Lee Green Cottages, Town Road, Cliffe Woods, Rochester, Kent, ME3**

Wards

Helping you move forwards

## Main features

- Attractive 3 bedroom cottage on the outskirts of popular village
- 0.6 acre plot with field - ideal for equestrian use or children's play area
- Lounge and family room
- Parking for several vehicles
- Vacant possession
- En-suite shower room
- Potential to extend, subject to the necessary planning permission being obtained
- For sale by Modern Auction - T&C's apply
- Subject to an undisclosed Reserve Price, Buyer's fees apply

## Accommodation

GROUND FLOOR

Lounge : 15'4 x 12'4 (4.68m x 3.76m)
Kitchen : 15'4 x 8'8 (4.68m x 2.64m)
Family Area: 14'10 x 10'2 (4.52m x 3.10m)

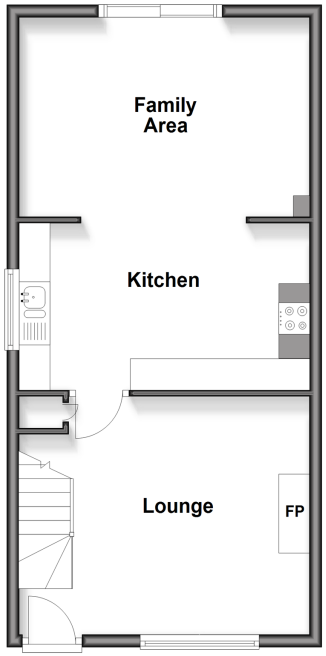
FIRST FLOOR

Landing
Bedroom 1 : 14'10 x 10'0 (4.52m x 3.05m)
En-Suite Shower Room : 6'0 x 5'6 (1.83m x 1.68m)
Bedroom 2: 15'5 x 9'3 (4.70m x 2.82m)
Bedroom 3: 9'2 x 6'0 (2.80m x 1.83m)
Bathroom : 8'8 x 6'0 (2.64m x 1.83m)

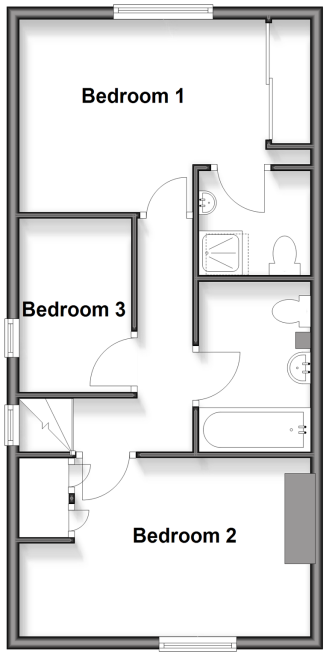
OUTSIDE

Driveway
Front Garden
Rear Garden

**Ground Floor**
Approx. 45.4 sq. metres (488.7 sq. feet)




**First Floor**
Approx. 45.9 sq. metres (494.5 sq. feet)




EPC RATING CURRENT: C(69) POTENTIAL: B(84)

The Property Ombudsman

INVESTORS IN PEOPLE

**Call Strood - 01634 716597 ■ wardsofkent.co.uk**

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

11846887/20260512/GM/JC

Property 11846887: Lee Green Cottages, Cliffe Woods

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction, which requires the buyer and seller to complete within 56 days of draft contracts being issued (the “Reservation Period”). The name and contact information of those with an interest in the property will be shared with the auction provider (iamsold Ltd).

A Buyer Information Pack is provided which you must view before bidding. There is no cost to view this pack. The winning bidder will pay £349.00 including VAT for this pack. It is important to inspect and consider the property carefully. We also recommend seeking independent legal advice.

If considering financing your purchase with a mortgage we recommend that you inspect and consider the property carefully with your lender before bidding as we are unable to confirm that a property is suitable for mortgage purposes.

Buyers will be required to go through an identification verification process with the Estate Agent and iamsold Limited. You will also be required to provide proof of how the purchase will be funded.

The buyer will 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 £6,600 inc VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. Where Stamp Duty applies, the Reservation Fee will be included in any Stamp Duty Land Tax calculations.

The Starting Bid price and undisclosed Reserve Price are both subject to change and the seller can instruct iamsold to agree a sale prior to the bidding process or closing date. No further bids can be accepted after the buyer has paid a Reservation Fee.

## Referral Arrangements

Services may be recommended by the Agent or Auctioneer who will receive a referral fee from the service provider if the service is taken. This will be confirmed to you in writing before referral fees are recorded. All services recommendations are optional.

**TO VIEW OR MAKE A BID – Contact *Wards***
***Or visit: https://wardsofkent.iamsold.co.uk***