



Connells

Campbell Road
Maidstone

Campbell Road
Maidstone ME15 6PY

for sale guide price
£220,000



Property Description

This well presented and spacious two bedroom Victorian end of terraced house is within walking distance to the town centre. The long entrance hall opens into the large open plan living/dining room with stairs down to the dry cellar. The fitted kitchen is off the dining room with electric cooker and plumbing for a washing machine. Off the kitchen is a downstairs cloakroom and door to the rear garden. On the first floor there are two double bedrooms and a family bathroom with white suite, separate shower cubicle and heated towel rail. The rear garden has side access, patio and lawn area. The property has gas central heating, double glazing and there is on-street permit parking. Maidstone West train station is nearby with hi-speed service into London St Pancras and there is good access to all local transport links. Campbell Road is to the south of Maidstone town centre between Upper Stone Street and Hayle Road with excellent road links through Maidstone. The bus station is 0.5 miles from Campbell Road and Maidstone West is a short walk from the property and Maidstone East is also within 1 mile of the property on foot. Maidstone is the county town of Kent boasting excellent comprehensive secondary and grammar schools, and a wide selection of leisure activities, shopping and entertainment. Maidstone town centre is ranked in the top five shopping centres in the south east with two main shopping centres in the town, the Mall plus Fremlin Walk. The riverside Lockmeadow complex include



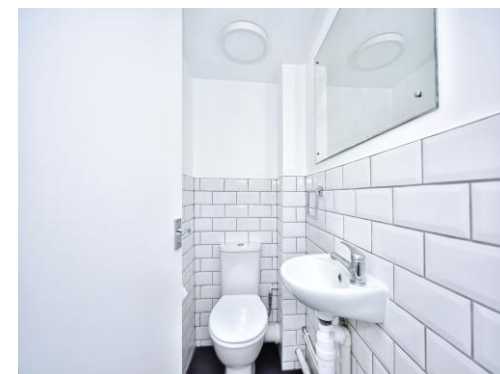
Auctioneer's Comments

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).

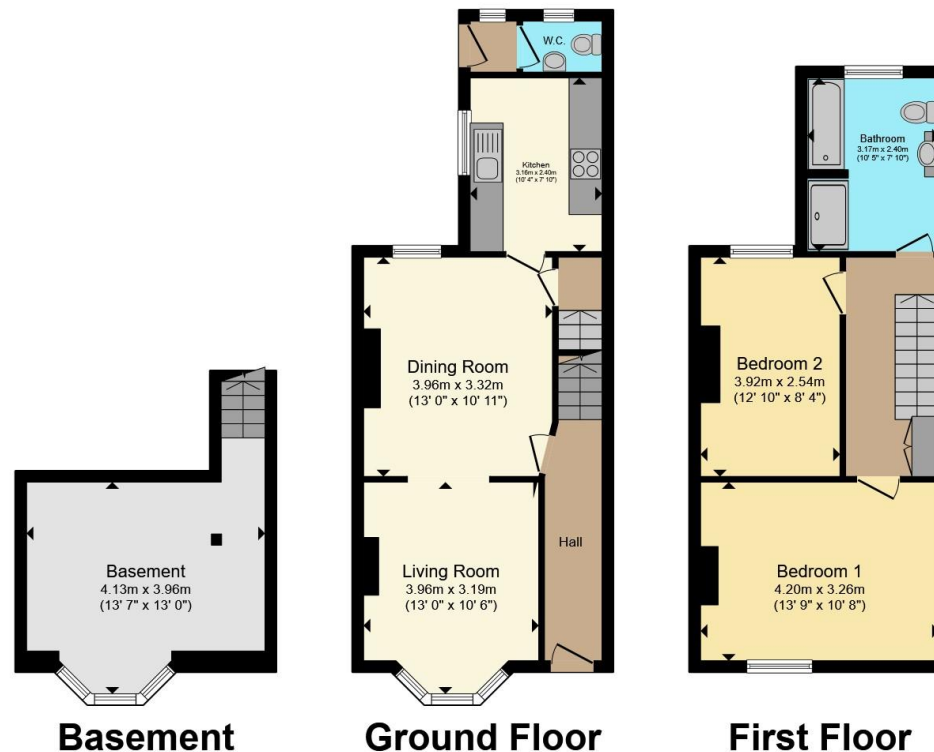
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration 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.







Total floor area 99.4 m² (1,070 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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30 King Street
MAIDSTONE ME14 1BS

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MAI408881



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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