



Connells

Greystones
Willesborough ASHFORD

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Willesborough ASHFORD TN24 0FR

for sale guide price
£270,000



Property Description

This well-presented property offers generous and versatile accommodation throughout, making it an excellent choice for first-time buyers, growing families, or investors alike.

The ground floor comprises a welcoming entrance hall, a fitted kitchen, a convenient cloakroom/WC, and a bright and spacious living room with access to the rear garden, providing the perfect space for both relaxing and entertaining.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden and allocated parking.

Greystones is a sought-after residential location offering easy access to local amenities, well-regarded schools, Ashford town centre, and excellent transport links, including Ashford International Station.

Being sold with no onward chain, this fantastic home offers a straightforward purchase opportunity and early viewing is highly recommended.

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.

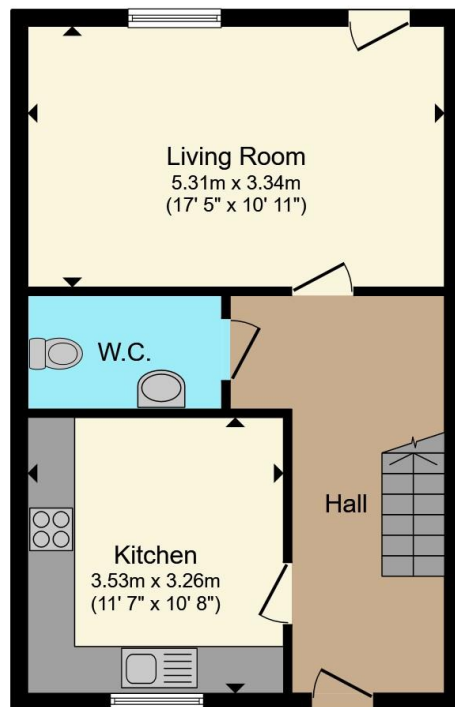
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The 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.

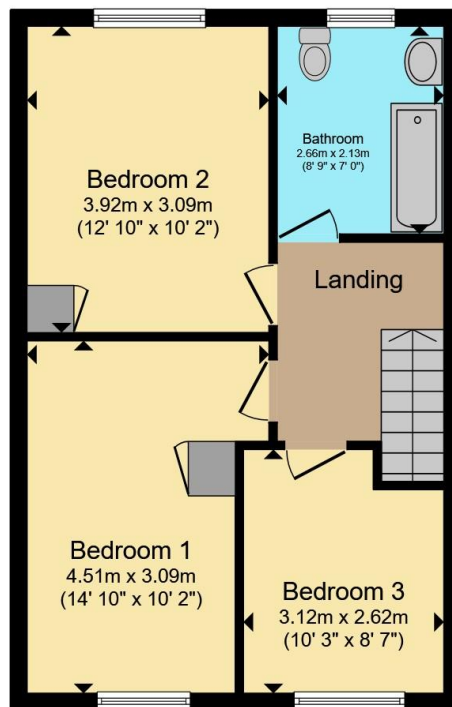
Agents Note

The sellers advise that they pay £230 per annum as a contribution towards upkeep.





Ground Floor



First Floor

Total floor area 90.8 m² (977 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

T 01233 622206
E ashford@connells.co.uk

77 High Street
ASHFORD TN24 8SF

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ASH408992



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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