



Connells

Butterfield Way
Ash CANTERBURY



Property Description

As you walk into the property, you are greeted with a large entrance hall, with the spacious living room to the left. Large windows allow a lot of natural light throughout the home.

It is equipped with a spacious and well-designed layout, including the contemporary kitchen/diner. The kitchen is complete to a high standard, with storage space and worktop space - perfect for cooking and entertaining. Double doors open directly onto the garden, creating a seamless indoor-outdoor flow. A convenient utility room provides additional practicality, along with side access to the property.

Externally, the home benefits from a private driveway with space for two cars. The garden is also a sun trap, perfect for the upcoming summer months! Upstairs, there are three well-proportioned bedrooms, including a generous master bedroom complete with its own en-suite shower room, as well as a family bathroom.

Do not miss this opportunity to own a modern, low-maintenance home in a desirable location, close to the city of Canterbury but also the aspect of countryside living!]

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

14' 1" x 11' 2" (4.29m x 3.40m)

Kitchen Dining Room

18' 3" x 11' 5" (5.56m x 3.48m)

Utility Room

6' 2" x 5' 3" (1.88m x 1.60m)

Landing

Bedroom One

11' 7" x 7' 1" (3.53m x 2.16m)

En Suite

Bedroom Two

15' 4" x 10' 8" (4.67m x 3.25m)

Bedroom Three

15' 7" x 10' 8" (4.75m x 3.25m)

Bathroom

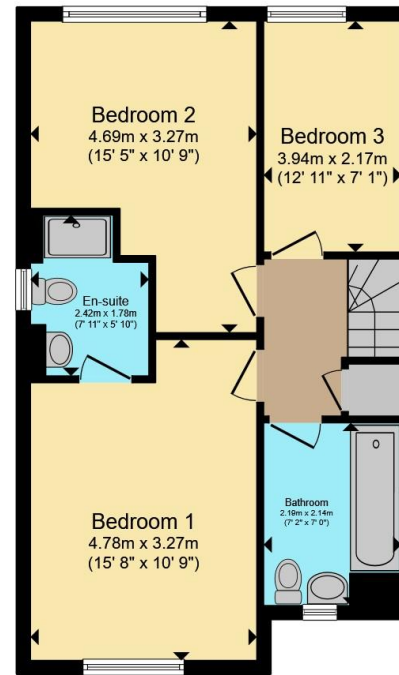








Ground Floor



First Floor

Total floor area 103.6 m² (1,115 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



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: D

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407083



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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