



Connells

Station Road West
Canterbury



Property Description

A substantial, family home, full of character and features at every turn and an ideal space to add your own mark and bring this home back to its former glory! This three to four bedroom, mid terrace house is ready to view by appointment only.

Spread over four floors, the property has plenty of potential and flexible accommodation. The home opens in to an entrance hallway with access to what is currently the dining room with high ceilings, bay windows and fire place. There is a bespoke kitchen with an array of fitted cupboards and storage space. The split landing houses a cloakroom and stairs to the basement level. Here you will find a bedroom and a utility room, plenty of built in storage space, pantry and access to the rear garden with rear gated access.

To the first floor, there is a substantial room to the front of the property currently used as the main lounge. There is a double bedroom and a family bathroom finishing the floor. The top floor leads through to two further double bedrooms and large, built in, bespoke wardrobe and drawer space to the landing and rear bedroom.

Station Road West is a highly sought after road right next door to the main line train station with regular high speed services to London. Canterbury town is moments walk away with an array of shopping and leisure facilities and access to roads such as the A2 and M2 in to Ashford and London.

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.

Lower Ground Floor

Utility

11' 5" x 9' 11" (3.48m x 3.02m)

Family Room

13' 9" x 12' 6" (4.19m x 3.81m)

W/C

Ground Floor

Kitchen

12' 2" x 11' 9" (3.71m x 3.58m)

Lounge

13' 3" x 12' 6" (4.04m x 3.81m)

Shower Room

First Floor

Bedroom One

17' x 17' 11" (5.18m x 5.46m)

Bedroom Four

12' 9" x 11' 9" (3.89m x 3.58m)

Second Floor

Bedroom Two

17' x 12' 11" (5.18m x 3.94m)

Bedroom Three

12' 4" x 10' 10" (3.76m x 3.30m)

Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 181.7 m² (1,956 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: E

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407173



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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Property Ref: CBY407173 - 0008