

Connells

Mead Way
Canterbury

Mead Way
Canterbury CT2 8BB

for sale guide price
£280,000







Property Description

A fantastic opportunity to acquire this spacious five-bedroom semi-detached home, offered to the market with no onward chain. Providing generous and versatile accommodation throughout, the property is ideally suited for investors with a fully let home managed by a local agent.

The property benefits from well-proportioned living spaces, five bedrooms, on-site parking, and a private rear garden, offering plenty of space for modern family life. The flexible layout lends itself to a variety of uses, including home working, guest accommodation, or multi-generational living.

Ideally situated in the popular Mead Way area, the property enjoys convenient access to a range of local amenities, including nearby shops, supermarkets, cafés, and everyday services. Canterbury's vibrant city centre offers an excellent selection of retail, leisure, and dining options, while highly regarded schools and green open spaces are also within easy reach. The property is particularly well placed for commuters, benefiting from proximity to local bus routes and Canterbury's railway stations, providing excellent transport connections to London and the surrounding areas.

Combining generous accommodation, excellent transport links, convenient local amenities, and the advantage of no onward chain, this is a superb home that must be viewed to be fully appreciated.

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.

Ground Floor

Lounge
13' x 8' 4" (3.96m x 2.54m)

Kitchen
10' 8" x 8' (3.25m x 2.44m)

Utility
8' 4" x 6' 8" (2.54m x 2.03m)

Bedroom Two
13' x 8' 1" (3.96m x 2.46m)

Bedroom Three
11' 6" x 7' 1" (3.51m x 2.16m)

First Floor

Bedroom One
16' 9" x 10' 11" (5.11m x 3.33m)

En-Suite
8' 11" x 2' 11" (2.72m x 0.89m)

Bedroom Four
9' 4" x 8' 3" (2.84m x 2.51m)

Bedroom Five
9' 4" x 8' 4" (2.84m x 2.54m)

Bathroom
6' 9" x 5' 5" (2.06m x 1.65m)



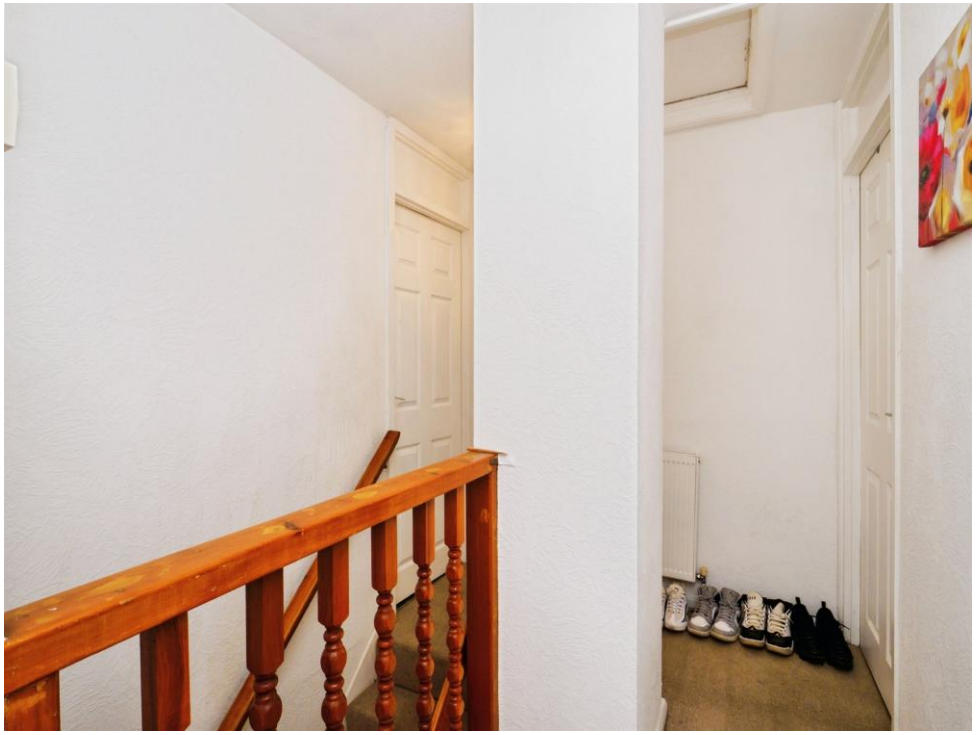













BARE
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Total floor area 97.8 m² (1,052 sq.ft.) approx

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 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407388

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.