

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

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Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. NB: Total square footage includes outbuildings and garaging
 Plan produced using PlanUp





This property is for sale by Southeast Property Auctions powered by iamsold LTD via Modern Method of Auction, Starting Bid £400,000 plus Reservation Fee.

This fantastic spacious property has massive potential. Currently split into three properties. Entered through the front door into a large shop area which has three big storage spaces/freezers. An opening to the rear leads to the inner hallway with more storage space and a blocked staircase to the upstairs flat. At the rear of the space is a generous back storage/prep room which has a w/c and access

to the rear garden.

At the rear of the property and accessed via the side gates into the garden is a one bedroomed annexe which is a great size and comprises of a bedroom and large living/kitchen room overlooking the walled garden. A further street door leads into a lobby space which has a staircase up to the three bedroom first floor flat. The living room is huge with a stunning feature fireplace. The kitchen is a great space also. At the rear is a corridor leading to three bedrooms and a bathroom.

Outside is a large walled garden space and parking

- Search Pack Fee Applies
- For Sale by Modern Method of Auction
- Reservation Fee Applies
- Large Shop Space
- First Floor Flat

for a number of cars.

AUCTIONEERS 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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

