

for sale

Start bid **£430,000**



London Road Faversham ME13 8TA

FANTASTIC OPPORTUNITY to acquire a bungalow occupying a LARGE PLOT which has scope for extensions (STPP) and extensive refurbishment.





A fantastic two bedroom detached bungalow occupying a large plot close to Faversham Town and station.

The property further benefits from two bedrooms, a large, mature rear garden which has historically been used to grow fruit and vegetables and a garage. There is potential for significant extension works to this property (subject to planning permission).

Faversham is one of England's most historic and charming towns, nestling between the rural delights of the Kent Downs and the beauty of its coastal wetlands. This picturesque market town has nearly 500 listed buildings, dates from pre-Roman times and is mentioned in the Domesday Book. It is a bustling place with a fine range of independent shops, supermarkets and recreational pursuits.

There is excellent schooling across all age ranges and abilities, including the highly rated Queen Elizabeth Grammar school. Faversham is about two minutes drive from the M2 and has a mainline station with regular commuter services to London (Victoria/Cannon Street and St Pancras HS1), Canterbury and the coast, making it easily accessible.





### **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 4.2% 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 are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

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.

### **ACCOMMODATION**

**Entrance Porch**

**Entrance Hall**

**Lounge/dining Room**

**Conservatory**

**Shower Room**

**Kitchen**

**Bedroom 2**

**Bedroom 1**

**Garage**

**Rear Garden**







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01795 533544**  
**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
 FAVERSHAM ME13 7AG

Property Ref: FAV101643 - 0007

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/FAV101643](https://www.connells.co.uk/Property/FAV101643)



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.

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