



34 Links Road, Deal

Guide Price **£230,000**



34 Links Road

Deal

This mid terrace house is a spacious three-bedroom property in need of updating, offering an exciting opportunity for those looking to put their stamp on a home. The house is located in a sort after location with parking for multiple cars. As you enter the property, you are welcomed into a spacious hallway that leads into the main living area. The lounge diner is a bright and airy space with large windows allowing plenty of natural light to flood in. The kitchen is in need of updating but offers plenty of potential, with ample room to create a modern and functional space. Upstairs, there are three generously sized bedrooms. With a little TLC, they could be transformed into comfortable and stylish living spaces. The family bathroom has been converted into a wet room. Overall, this property is a fantastic opportunity for those looking to create a home that is uniquely their own. With plenty of potential and a convenient location, this semi-detached house is a must-see for anyone looking for their new home.

Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.



**Kitchen**

8' 2" x 8' 10" (2.50m x 2.70m)

Lounge Diner

15' 5" x 16' 5" (4.70m x 5.00m)

Reception Room

7' 3" x 13' 5" (2.20m x 4.10m)

Wc**Bedroom One**

12' 6" x 9' 2" (3.80m x 2.80m)

Bedroom Two

6' 7" x 15' 5" (2.00m x 4.70m)

Bedroom Three

6' 7" x 9' 2" (2.00m x 2.80m)

Bathroom

6' 7" x 6' 7" (2.00m x 2.00m)

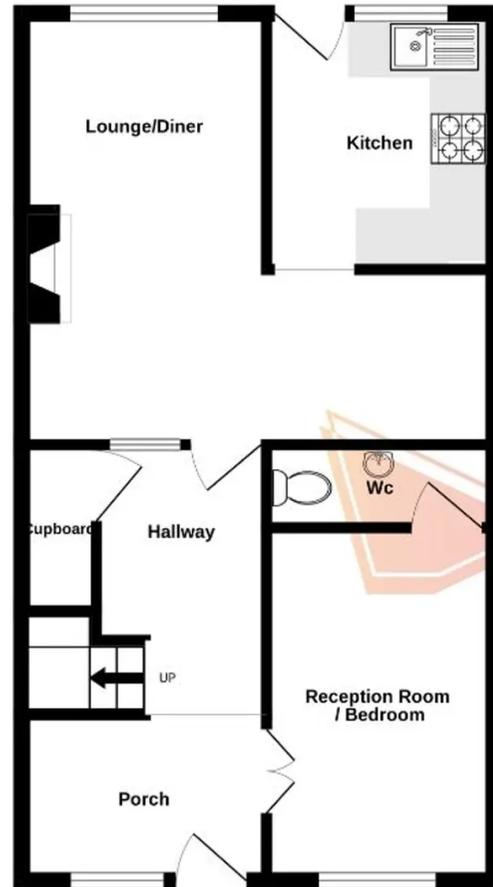




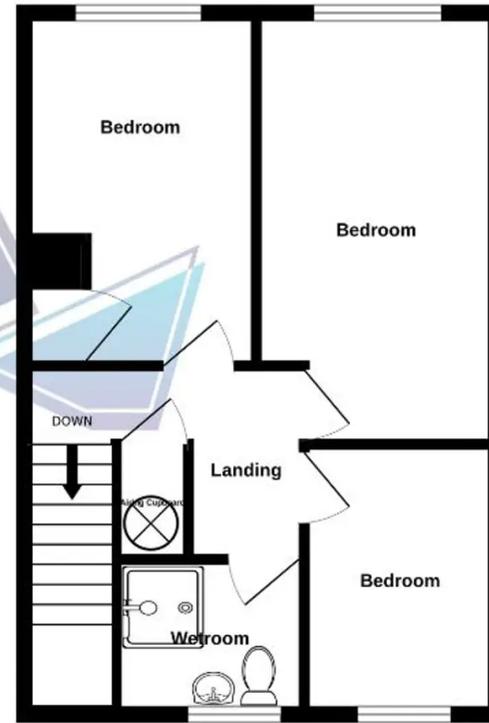
TOTAL FLOOR AREA : 85.3 sq.m. (918 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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GROUND FLOOR
47.0 sq.m. (506 sq.ft.) approx.



1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure