



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



THE FIRS  
LINKS ROAD  
DEAL  
KENT  
CT14 6TD

Starting bid price: £225,000

2 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax B



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



### The Property

FOR SALE BY MODERN METHOD OF AUCTION. Starting bid price £225,000 and open to mortgage and cash buyers. This is a great investment project situated in the ever popular town of Deal. The plot is a fantastic size, wrapping around the back and side, with options for extending subject to usual consents. The property consists of a good sized kitchen with modern high gloss units, and a lounge/diner in excess of 20' (6.10m) on the ground floor. The first floor offers a family bathroom, and two double bedrooms, one with fitted wardrobes. Externally, as mentioned, there is great size garden, which needs to be seen to appreciate the potential. There is a driveway for parking up to five vehicles, as advised by the vendor. If you are looking for a small project for yourself or an investment, this is definitely worth a look. Call Oakwood homes today to book your viewing!

### Location

Deal is a town in Kent, England, which lies where the North Sea and the English Channel meet, 8 miles (13 km) north-east of Dover and 8 miles (13 km) south of Ramsgate. It is a former fishing, mining and garrison town whose history is closely linked to the anchorage in the Downs. Close to Deal is Walmer, a possible location for Julius Caesar's first arrival in Britain.

### Accommodation

#### GROUND FLOOR

Lounge/diner	20'6" (6.25m) x 8'7" (2.62m)
Kitchen	12'4" (3.76m) x 8'5" (2.57m)

#### FIRST FLOOR

Bedroom One	13'1" (3.99m) x 8'8" (2.68m)
Bedroom Two	10'9" (3.28m) x 8'6" (2.59m)
Bathroom	8'6" (2.59m) x 6'4" (1.93m)

#### OUTSIDE

Off road parking for 5 cars  
Rear garden

### AUCTIONEER'S COMMENTS:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 60 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including 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 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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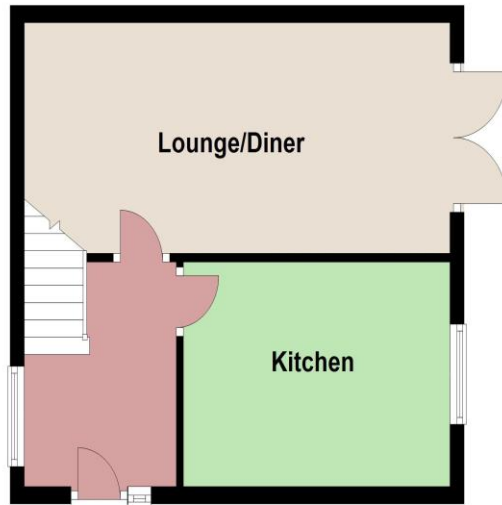


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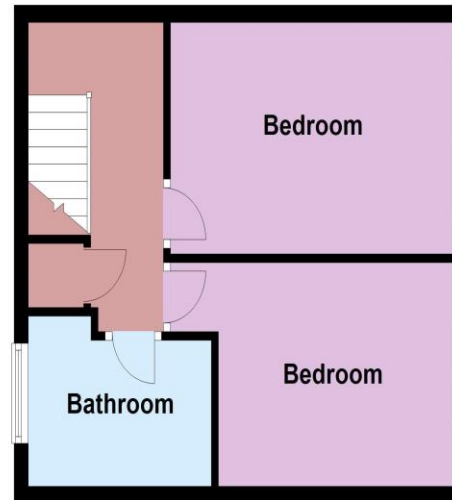


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Ground Floor



First Floor



## Property brochure

### Key Features

- For sale by modern method of auction
- Chain free! Open to mortgage and cash buyers
- Modernisation required in some rooms
- Driveway leading to parking
- Large plot with great sized garden
- Fantastic investment!
- Popular seaside town of Deal

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022854/20240430/AWDP



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