



Oakwood homes[®]
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Property brochure



FREEMANS ROAD
MINSTER
RAMSGATE
KENT
CT12 4EL

Price: Starting bid: £325,000

3 Bedrooms

2 Receptions

1 Bathroom

1 Garage

EPC F

Tenure FREEHOLD
Council Tax C



ramsgate@oakwoodhomes.biz



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The Property

FOR SALE BY MODERN METHOD OF AUCTION subject to a starting bid price and undisclosed reserve. Huge potential on a massive plot! Calling all property developers, this detached bungalow could be your next project., offering a three bedroom detached bungalow which is need of complete modernisation. Internally benefiting from hallway, kitchen, lounge, conservatory, three bedrooms and bathroom. To the front of the bungalow is a detached garage. Externally there is huge potential to the rear and we feel a possible building plot, subject to the usual planning and building permissions. Please book early viewing to see what is on offer.

Location

A thriving village community lies at the heart of the historic village of Minster in Thanet. At the very centre of the village is the abbey, founded in the 7th century and with the existing buildings dating back in part to 1027 to which both occasional and regular visitors are welcomed. Minster itself provides a range of local shopping, dining and recreational facilities, a village school and a mainline railway connection to London (approximate travel time 75 minutes). A further more comprehensive range of shopping and recreational facilities are available at Westwood Cross which lies 4 miles to the east, whilst the cathedral city of Canterbury lies approximately 12 miles to the west. The stunning Kent coast can be accessed at nearby Pegwell Bay with its beautiful nature reserve which is just 3 miles distant.



Accommodation

Entrance	
Hallway	
Kitchen	11' (3.35m) x 9'5" (2.87m)
Lounge	15' (4.57m) x 14'5" (4.39m)
Conservatory	15' (4.57m) x 10' (3.05m)
Bedroom one	12' (3.66m) x 11'5" (3.48m)
Bedroom two	10' (3.05m) x 9'9" (2.97m)
Bedroom three	9' (2.74m) x 8'5" (2.57m)
Bathroom	
Front garden	
Garage	
Rear garden	



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Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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Key Features

- Building plot
- Complete refurb project
- Massive rear garden
- Detached garage
- Three bedrooms
- No chain
- Calling all investors

Need a mortgage..?

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

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0024249/250106RLCEW



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