

HUNTERS®

HERE TO GET *you* THERE

11 Ifield Way, Gravesend, DA12 5UA

Offers In Excess Of £325,000

Property Images



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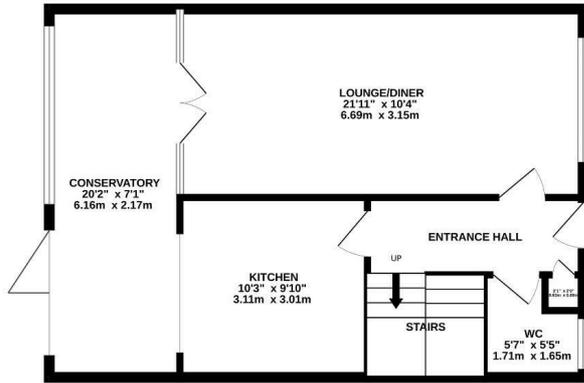
Property Images



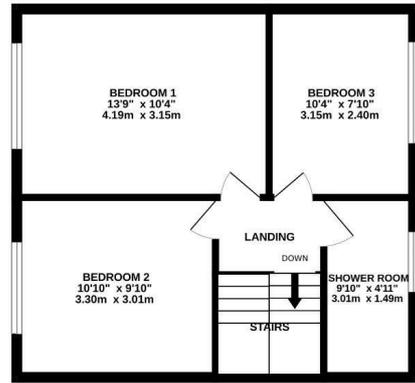
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GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



11 IFIELD WAY

TOTAL FLOOR AREA : 1023 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Available with NO FORWARD CHAIN we are delighted to offer for sale this well presented home situated on Ifield Way.

The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well.

This property is offered for sale using the Reservation fee process. Reservation fee is a new, innovative and pioneering process for buying and selling property. It significantly reduces the risk of gazumping or double-selling by offering security to both parties by gaining a commitment from both parties to buy and sell. When an offer is accepted, the buyer will be required to make payment of a non-refundable Reservation Fee of £3,900.00 including VAT (in addition to the final negotiated selling price). This will secure the transaction and the property will be taken off the market. The purchaser will not be exchanging contracts but will be given 90 working days in which to complete the transaction, from the date the Draft Contract is received by the buyer's solicitor (or 10 working days after receipt of the Reservation Fee, whichever is earlier).

The buyer will also be required to pay a legal pack fee of £372 including VAT and to sign the Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Reservation Fee team at GOTO Group.

Buyer Fees

- The Reservation fee and legal pack fee are in addition to the final negotiated selling price.
- Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland.

Features

- BUYERS FEES APPLY • BEING SOLD BY GOTO RESERVATION FEE PROCESS • LOUNGE/DINER • KITCHEN • CONSERVATORY • DOWNSTAIRS WC • CHAIN FREE • GARAGE EN BLOC • IDEAL FIRST TIME PURCHASE • EPC RATING-D