



HUNTERS[®]
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HYTHE

Asking Price £360,000

HUNTERS®
HERE TO GET *you* THERE

NO ONWARD CHAIN. A well presented two bedroom detached bungalow with modern kitchen/dining room, driveway and garage and situated within a short walk to Hythe High Street.

The light and airy accommodation offers entrance porch leading to entrance hall with access to sitting room, kitchen/dining room, two double bedrooms and bathroom. The modern kitchen offers a range of wall and base units with integrated fridge/freezer, dishwasher, microwave oven, and space for range cooker. The master bedroom offers en suite shower with access to walk in wardrobe.

Externally the property offers a front laid to lawn garden with mature shrubs and driveway with access to garage. The good size garage offers access door to kitchen, power and light and plumbing for washing machine. The rear garden offers a patio with steps leading to a raised graveled area with a range of mature shrubs and side access.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 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 winning bidder will pay £349.00 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 4.5% 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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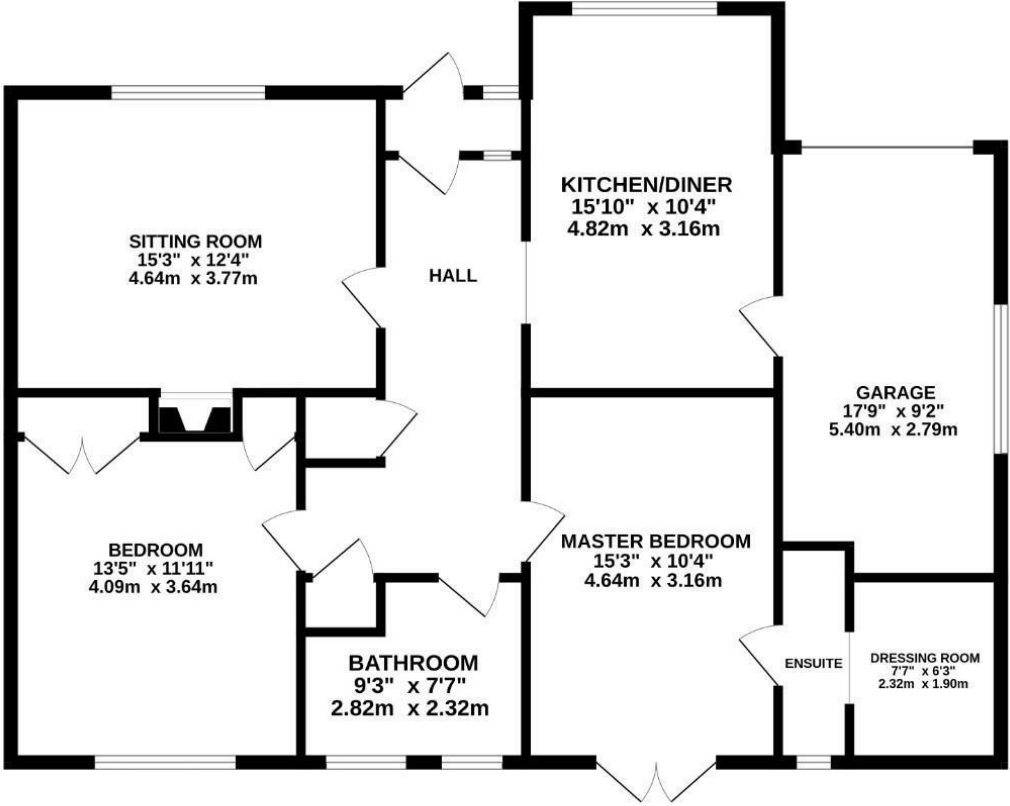
KEY FEATURES

- NO ONWARD CHAIN
- TWO BEDROOM DETACHED BUNGALOW
- KITCHEN/DINING ROOM
- MODERN EN SUITE AND BATHROOM
- DRIVEWAY AND GARAGE
- SOUTHERNLY ASPECT REAR GARDEN
- WALKING DISTANCE TO HIGH STREET
- DOUBLE GLAZING & GAS CENTRAL HEATING
- FOR SALE VIA MODERN AUCTION T&C'S APPLY.
- DRESSING ROOM/WALK IN WARDROBE

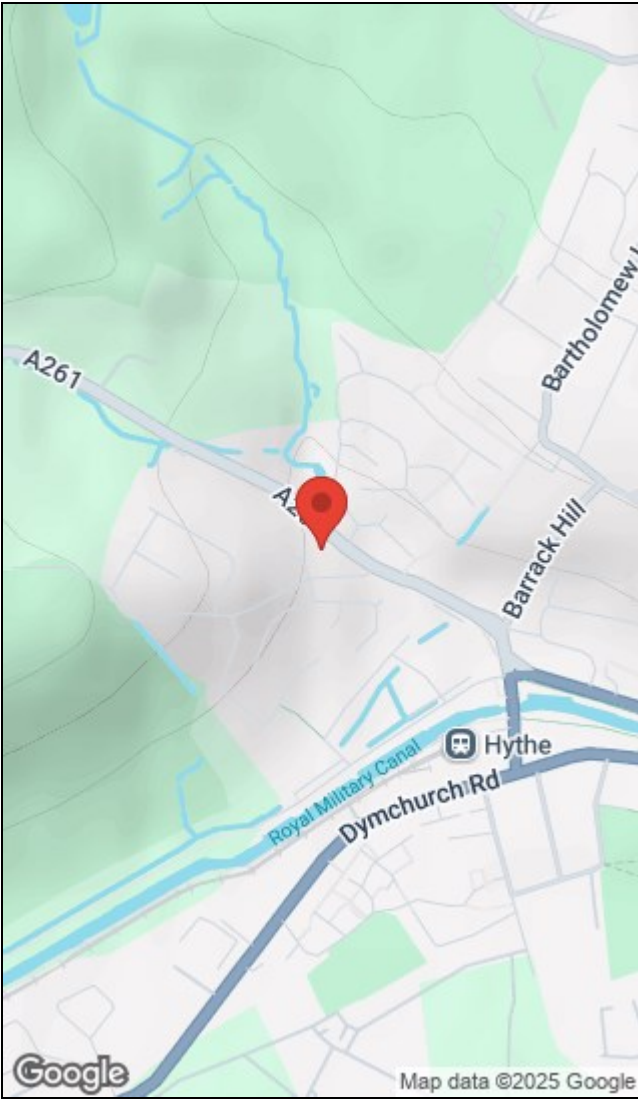




GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		70
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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