





Property Description

This three bed semi-detached property situated in Wigmore offers ample off-road parking with driveway together with the added benefit of a garage, providing useful additional storage or secure parking.

The accommodation offers a comfortable and practical layout, with well-proportioned living areas providing plenty of flexibility for modern family life. The three bedrooms offer good versatility, with the potential for the accommodation to suit a growing family, those working from home or buyers simply looking for additional space.

One of the property's key features is the good-sized rear garden. Offering a pleasant degree of privacy and plenty of outdoor space, the garden provides an ideal setting for children to play, entertaining family and friends, or enjoying the warmer months. There is also excellent potential for keen gardeners or those wishing to create their own outdoor retreat.

The location is particularly appealing, with the property being within easy reach of local schools, shops and everyday amenities. Wigmore offers a convenient community setting, while nearby road links provide straightforward access towards Rainham, Gillingham, Chatham and the wider Medway area.

For families, the proximity to schools is a major advantage, while the surrounding amenities provide everything needed for day-to-day living. Local parks and open spaces are also nearby, offering opportunities for walking and recreation.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

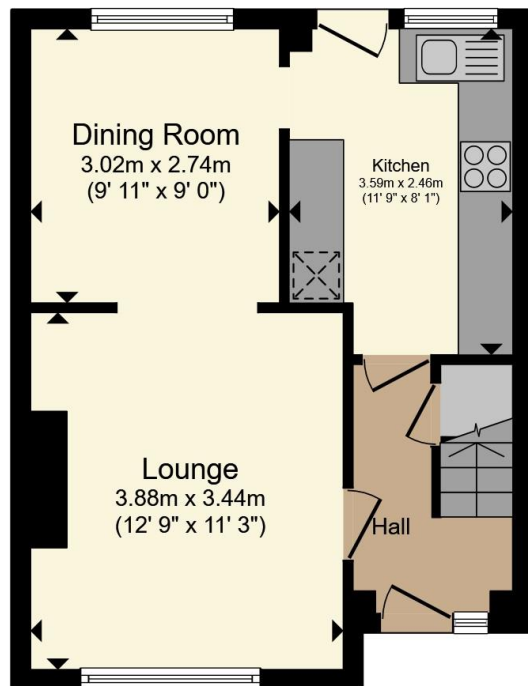
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

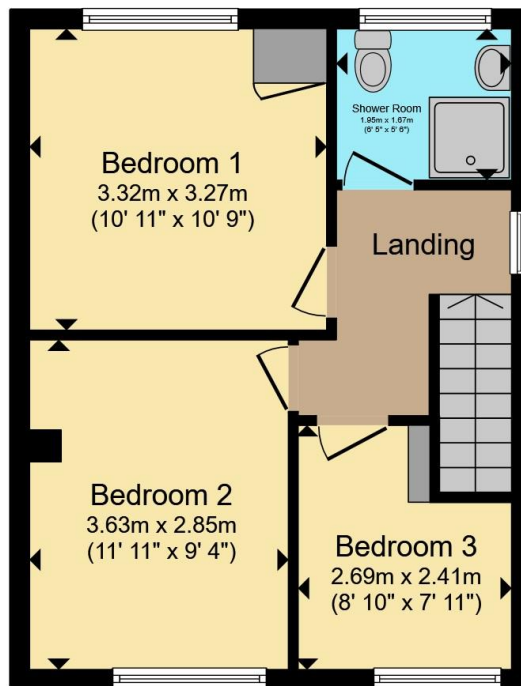
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 73.6 m² (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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21 High Street
RAINHAM ME8 7HX

EPC Rating: Council Tax
Awaited Band: D

view this property online connells.co.uk/Property/RAL104140

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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