

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
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Produced for Simon Miller & Company. REF: 1304304



48 St. Peters Road, Ditton, Kent, ME20 6PF

STARTING BID: £290,000
EPC RATING: D





Located in the sought-after area of Ditton, this rarely available two-bedroom semi-detached bungalow presents a fantastic opportunity for buyers looking to secure a home with potential in a prime residential setting. Offering generous outdoor space, off-road parking, and plenty of scope to update and personalise, this home is not to be missed. To the front, the property benefits from a private driveway and garage, providing convenient off-street parking. Internally, the bungalow offers two well-proportioned double bedrooms, a family bathroom, a bright and spacious lounge/diner, and a separate kitchen. To the rear, a good-sized garden laid to lawn offers a blank canvas for landscaping, entertaining, or future extension (subject to planning). 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.

Freehold
EPC: D
Council Tax: D
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- **CHAIN FREE!!**
- **For sale by Modern Auction - T&C's apply**
- **82Ft Rear Garden**
- **Subject To An Undisclosed Reserve Price**
- **Garage & Driveway**
- **Buyers Fee's Apply**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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