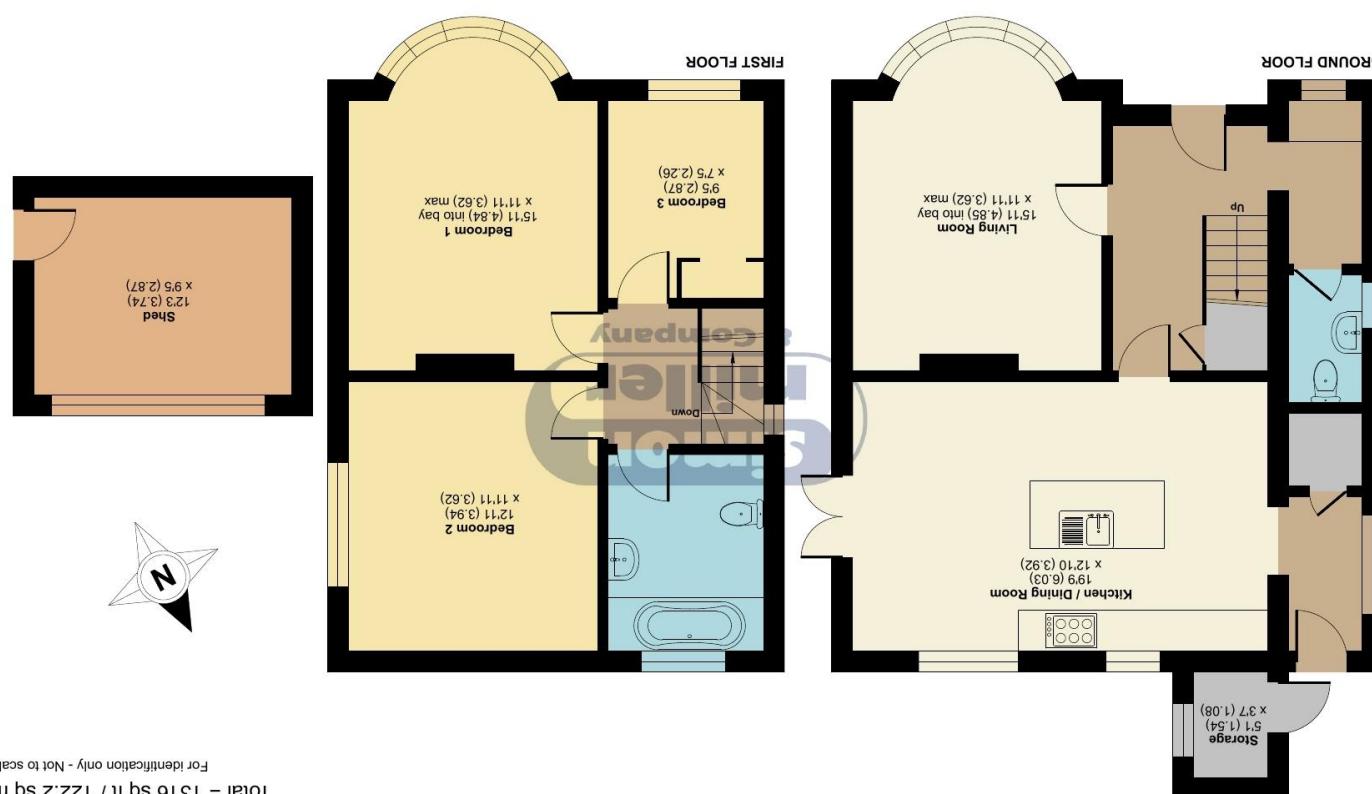


Produced for Simon Miller & Company. REF: 1376729
Incorporating Implemental Property Measurements (IPMS2 Residential). © mdecom 2025.



For identification only - Not to scale
Total = 1316 sq ft / 122.2 sq m
Outbuildings = 134 sq ft / 12.4 sq m
Approximate Area = 1182 sq ft / 109.8 sq m

Vicarage Road, Yalding, Maidstone, ME18

Littleholme, Vicarage Road, Yalding, Kent, ME18 6DX

STARTING BID: £445,000
EPC RATING: D





CHAIN FREE!! - For sale by Modern Auction - T&C's apply - 82Ft Rear Garden - Subject To An Undisclosed Reserve Price - Online Bidding - Buyers Fee's Apply
A three bedroom detached 1930's built home situated in the popular village of Yalding and offered with no onward chain. This family home has been extended, has 2 bathrooms, front and rear gardens and a driveway and parking to front. It does require some updating and modernising. Please contact the office to arrange a look inside.
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. **FREE!! - For sale by Modern Auction - T&C's apply - A Three Bedroom Home - Subject To An Undisclosed Reserve Price - Online Bidding - Buyers Fee's Apply**

Freehold
 EPC: D
 Council Tax: F
 Full Fibre Broadband Available Now



- **A THREE BEDROOM DETACHED FAMILY HOME**
- **For sale by Modern Auction - T&C's apply**
- **Does Require Some Modernizing**

- **Vacant Possession**
- **Subject To An Undisclosed Reserve Price**
- **Online Bidding - Buyers Fee's Apply**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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MR0856/180615/050815/051015LE

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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