



Alma Road, Eccles, Aylesford, ME20
Approximate Area = 609 sq ft / 56.5 sq m (excludes void)
For identification only - Not to scale

11, Alma Road Eccles, Aylesford, Kent, ME20 7HN

STARTING BID: £170,000
EPC RATING: D





Two-Bedroom End of Terrace Home in Eccles, Aylesford – Parking & Excellent Renovation Potential
 A fantastic opportunity to purchase this two-bedroom end of terrace home on Alma Road, Eccles, Aylesford. Requiring modernisation throughout, this property is perfect for buyers looking to create a home tailored to their taste or investors seeking a project with real potential.

Being an end of terrace property, it enjoys extra privacy and natural light, and benefits from off-road parking, a highly sought-after feature in the area.

Inside, the accommodation briefly comprises:

- Two generously sized bedrooms, both offering space and flexibility
- A welcoming reception room, ideal as a living or dining area
- A galley-style kitchen, ready for refurbishment or reconfiguration
- Family bathroom, requiring modernisation

This home provides a solid foundation for buyers to refurbish and personalise, creating a comfortable and stylish home.

Eccles is a charming village on the River Medway, offering a peaceful, rural lifestyle while remaining well-connected. Local amenities include a village shop, pub, church, and recreation ground, with riverside walks and scenic surroundings close by. Transport links are excellent, with Aylesford and Snodland train stations providing access to Maidstone, Strood, and London. The area also benefits from nearby schools and easy access to the A20 and M20, making commuting straightforward.

Eccles is perfect for anyone looking for a quiet village setting with easy access to Kent's larger towns.

Modern Method of Auction: This property is for sale by the Modern Method of Auction, meaning the buyer and seller are required to complete within 56 days (the Reservation Period). Interested parties' details will be shared with the Auctioneer (iamsold). If buying with a mortgage, ensure your lender is satisfied with the property's condition before bidding. A Buyer Information Pack is available for £349.00 including VAT, which must be viewed before bidding. The buyer will sign a Reservation Agreement and pay 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 fee reserves the property during the Reservation Period and is in addition to the purchase price, and is considered in Stamp Duty Land Tax calculations. Optional services may be recommended by the Agent or Auctioneer. If taken, payment may be received from the service provider up to £450.00. These services are optional.

Freehold
 EPC: D
 Council Tax: B
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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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