



# 19 Mill Road

Frindsbury ME2 3BT

**By Auction £225,000**



BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY STARTING BID £225,000.

Welcome to this distinctive 2-floor home, offering a comfortable living space distributed in 1227.09 square feet. The ground floor boasts numerous amenities, including a spacious lounge open to the dining area. A full bathroom with a bath is conveniently located on the same level, along with a lean-to. The kitchen comes fully equipped with integral oven and hob, ready to be used for creating delicious meals. The first floor expands the living space with 3 separate bedrooms. There is also a loft area accessed via a ladder. This well-appointed residence presents an exciting opportunity to live, work and enjoy life under one roof. Perfect for families, professionals, and everyone looking for a captivating, spacious home. Externally there is a rear garden and for ease of maintenance this is patioed with a small decking area. The property is also with walking distance to Strood rain station.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively



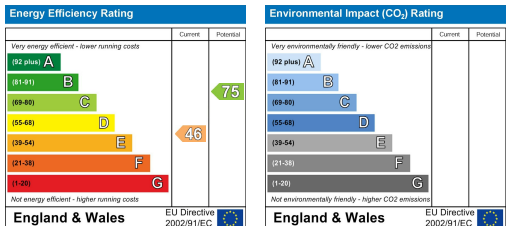
## Area Map



## Floor Plans

<p style="text-align: center;"><b>Ground Floor</b></p>	<p style="text-align: center;"><b>Floor 1</b></p>	
<p style="text-align: center;"><b>Floor 2</b></p>	<p><b>Approximate total area</b></p> <p>1236.09 ft<sup>2</sup> 114.84 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>153.03 ft<sup>2</sup> 14.22 m<sup>2</sup></p>	
<p>(1) Excluding balconies and terraces</p> <p>☐ Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: right;"><b>GIRAFFE 360</b></p>		

## Energy Efficiency Graph



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