



# 19 Mill Road

, Frindsbury, ME2 3BT

**By Auction £205,000**



BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY STARTING BID £205,000.

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



**Auction Note**

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

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.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

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Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

- ENTRANCE AREA**
- LOUNGE/DINER**
- BATHROOM**
- FITTED KITCHEN**
- LEAN-TO**
- STAIRS/LANDING**
- BEDROOM**
- BEDROOM 2**
- BEDROOM 3**
- LOFT ROOM**
- REAR AGRDEN**
- FRONT GARDEN**

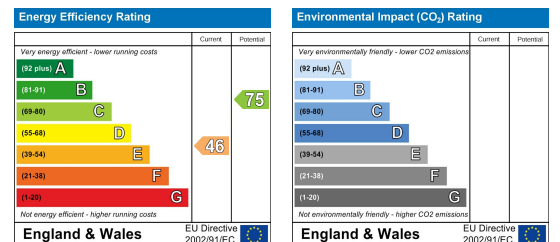
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.