

Lot 17

By Order of A2 Dominion

Calcott Bungalow, Calcott Hill Sturry, Canterbury, Kent CT3 4NB GUIDE PRICE: £220,000



**SPACIOUS DETACHED BUNGALOW ON
LARGE PLOT IN NEED OF UPDATING**

This detached bungalow situated on a substantial plot of 0.32 acres offers spacious accommodation and was previously used as a care home facility. The property consists of four rooms, kitchen, bathroom and utility area to the ground floor with a further two rooms and dressing area to the first floor. There are extensive grounds to the side and rear that include a large area for parking of a number of vehicles and a double width brick built garage. In our opinion there may be scope for further development subject to obtaining any necessary planning consent that may be required. The property is sold with the benefit of vacant possession.

ACCOMMODATION

Entrance hall, room one, room two, room three, bathroom, kitchen, utility room and further lobby room four, first floor landing, room one, room two with en-suite and access to spacious dressing area, outside detached double garage and extensive gardens and parking area

TENURE Freehold

LOCAL AUTHORITY & TAX RATING

Canterbury City Council 01227 862000
Council Tax Band: F

VENDORS SOLICITORS

Beth Heeley, Rawlinson Butler, Griffin House
135 High Street, Crawley RH10 1DQ 01293 520744

VIEWING TIMES

31/8, 7/9 & 15/9 all @ 10.30am

NOTE

The special conditions of sale provide that the purchaser is to pay an additional sum of 1.25% + VAT of the purchase price towards the vendor's expenses.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN