

GREYFOX
SALES & LETTINGS
01634 377737 | greyfox.co.uk
FOR SALE



Three Bedroom Semi-Detached House
Lonsdale Drive, Rainham, Gillingham, Kent, ME8 9JW

Starting Bid £255,000
Freehold

Lonsdale Drive, Rainham, Gillingham, Kent, ME8 9JW

Starting Bid £255,000

Freehold

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £255,000 CASH BUYERS ONLY

The ground floor welcomes you with a spacious entrance hallway featuring built-in storage, leading to a bright, open plan lounge/dining room and a separate well-appointed kitchen. Upstairs, you'll find two generous double bedrooms and a well-proportioned single bedroom, along with a separate WC and a bathroom with basin. Outside, the property boasts a good-sized private south facing rear garden, perfect for families or those who enjoy outdoor entertaining, as well as a front garden and a tandem driveway offering ample off-road parking.

Please Note - The property has a number of significant structural defects which will need to be rectified by any purchaser before a mortgage can be obtained. We hold a copy of a structural engineer's report which is available for viewing in person at our office.

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

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.

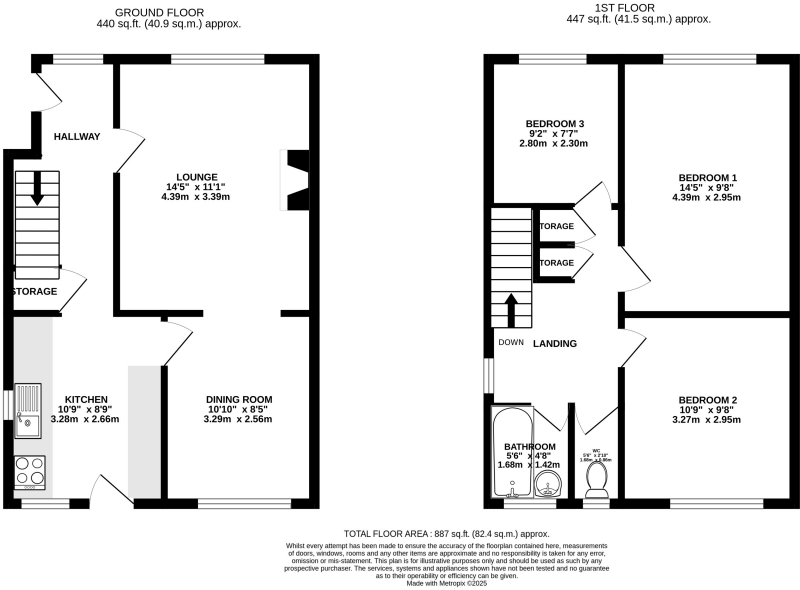
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid

Key Features

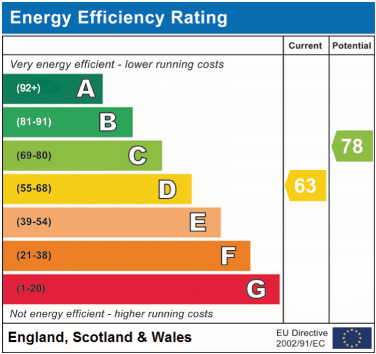
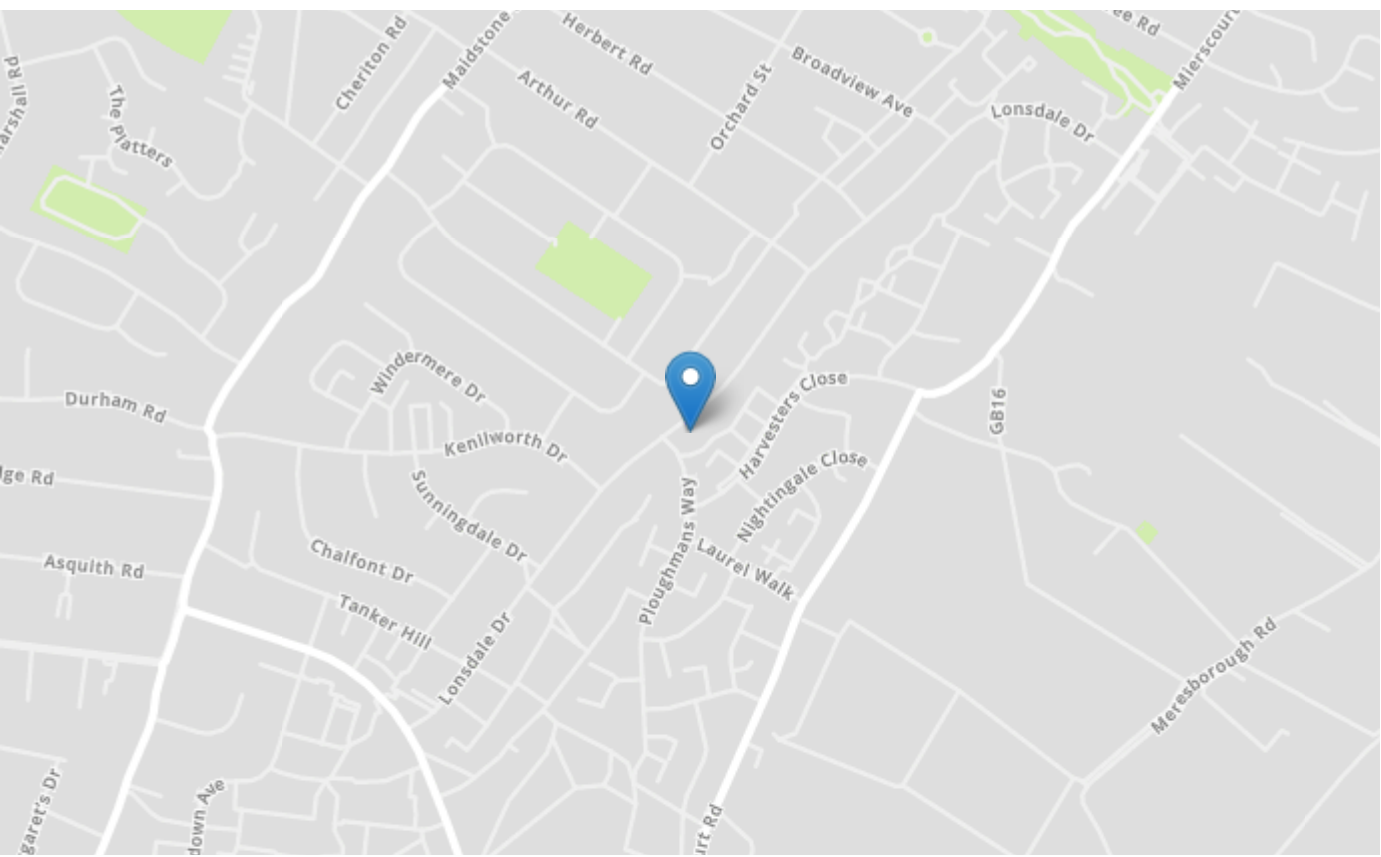
- Three Bedroom Semi-Detached Family Home
- Offered With No Onward Chain
- Potential To Extend STRP
- Tandem Driveway Offering Off-Road Parking
- Upstairs Separate WC & Family Bathroom
- Located Near Good Schools
- Amenities Nearby & Good Transport Links





Property Location

Lonsdale Drive, Rainham, Gillingham, Kent, ME8 9JW



Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band D

Greyfox Walderslade

Unit 2, Thetford House
 Walderslade Village Centre
 Walderslade Road
 Chatham
 Kent
 ME5 9LR
 Tel: 01634 672227 Email:
 walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
 Rainham
 Kent
 ME8 7HS
 Tel: 01634 377737 Email:
 rainham@greyfox.co.uk

Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.