

# Blackthorn Road, Hersden

For sale by Modern Method of Auction; Starting Bid Price £145,000 plus Reservation Fee.

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# Blackthorn Road

## Hersden

Situated in the popular village of Hersden, this two-bedroom ground floor flat presents an excellent opportunity for first-time buyers, downsizers or investors alike. The property has recently benefited from new carpets and redecoration throughout, creating a fresh and neutral interior ready for its next owner to move straight into. Offered to the market with no onward chain, the property also provides the advantage of a potentially smoother purchase.

The accommodation comprises a spacious lounge/diner, a fitted kitchen, two bedrooms and a bathroom, alongside a welcoming entrance hall with useful built-in storage.

The location offers a convenient balance of village living and accessibility, with local shops, community facilities and everyday amenities available within Hersden. The nearby A28 provides road connections towards Canterbury and the surrounding East Kent coastline, while regular bus services serve Canterbury, Herne Bay and Thanet. Sturry railway station is also within reach, offering further transport links for commuters.

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £7080 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

EPC Rating C













For Sale by Modern Auction T & C's apply
Subject to Reserve Price
Buyers Fees Apply
The Modern Method of Auction

**Entrance Hall**

**Bathroom**

**Bedroom**
*12'10" x 11'11" (3.9m x 3.63m)*

**Bedroom**
*11'2" x 7'3" (3.4m x 2.2m)*

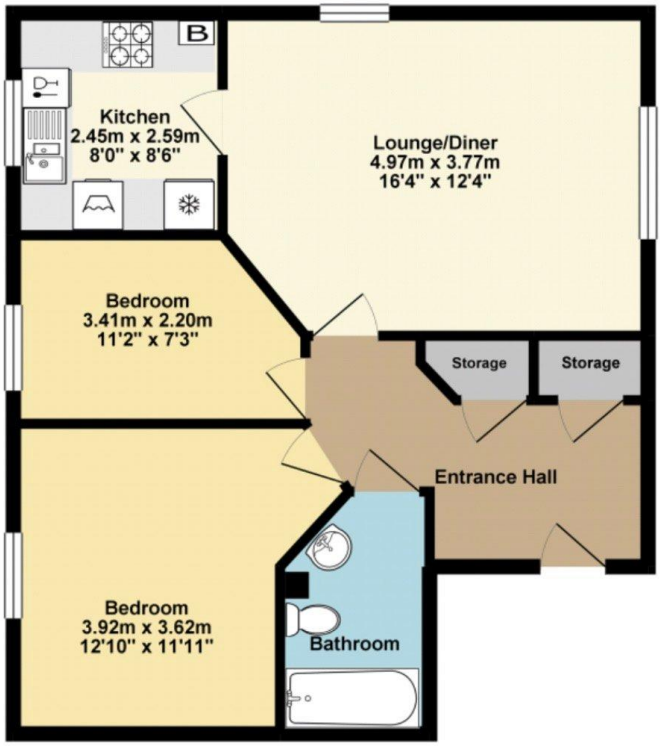
**Lounge/ Diner**
*16'4" x 12'4" (4.98m x 3.76m)*

**Kitchen**
*8' x 8'6" (2.44m x 2.6m)*

**External**

**Allocated Parking**

GROUND FLOOR 57.44 sq. m.
( 618.29 sq. ft. )




TOTAL FLOOR AREA : 57.44 sq. m. ( 618.29 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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