

# Lot 16 By Order of the Treasury Solicitor's Department

## Tresco, New Road, Cranbrook, Kent TN17 3LE

### GUIDE PRICE: £210,000



## SEMI-DETACHED HOUSE IN NEED OF COMPLETE REFURBISHMENT THROUGHOUT

This semi-detached house is arranged over two floors and set back from New Road (a private road) behind a good size front garden with hard-standing driveway which provides off street parking. To the rear there is a large shed/former garage set within the long rear garden. The property includes three bedroom accommodation and is in need of complete updating and refurbishment throughout, although it does include a gas-fired central heating system and double glazed windows. The property is situated between Angley Road (A229) and High Street within a picturesque location midway between Maidstone and Hastings. There are good road links with the A21, M20 and M25 with the mainline station at nearby Staplehurst offering trains to London Bridge, Charing Cross and Cannon Street. The property is being sold with the benefit of full vacant possession and will be of interest to owner/occupiers, builders and investment purchasers.

### ACCOMMODATION

**First Floor:** Bedroom one, Bedroom two, Bedroom three, bathroom/WC.

**Ground Floor:** Entrance hall, Kitchen open plan onto dining room, front living room.

**Outside:** Front garden with driveway providing off-street parking. Side access to rear former garage/shed (with WC), small lean-to/conservatory, large rear garden.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Tunbridge Wells Borough Council 01892

526121

Council tax Band: D

### VIEWING TIMES

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN