

Lot 10

By Order of A2 Dominion Housing

Ledgers Bungalow, Queens Street, Paddock Wood, Tonbridge, Kent TN12 6NP

GUIDE PRICE: £290,000



FORMER CARE HOME BUNGALOW SITUATED ON LARGE PLOT WITH DEVELOPMENT POTENTIAL

This spacious detached bungalow is situated on a large rural plot that measures approximately 1.58 acres in size. The property itself consists of 8 rooms with a large kitchen, utility rooms and shower rooms. There are spacious gardens surrounding the property and ample off-street parking. The property is in need of a fair amount of updating and refurbishment throughout and is being sold with the benefit of vacant possession. The property does lend itself for potential development for alternative uses subject to obtaining any necessary planning consent that may be required. The property will of course be of interest to developers and owner/occupiers.

LOCATION

Tonbridge is located 35 miles south east of central London, 5 miles north of Tunbridge Wells and 15 miles south west of Maidstone. The

town lies at the intersection of the A26 and A21 dual carriageway just 10 miles from junction 5 of the M25 and M26 Motorways providing access to the Channel Ports of Folkestone and Dover together with the Channel Tunnel. Rail services to London Charing Cross are available. The property is located on Queen Street that is surrounded by vast amounts of open countryside within a picturesque rural setting.

ACCOMMODATION

Entrance hall, bathroom, room one, room two, room three, room four, large kitchen/diner, room five, room six, shower room, utility room one, utility room two, cloakroom, room seven, room eight, storage room, extensive gardens.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Tunbridge Wells Borough Council
01892 526121
Council Tax Band: G

VENDOR'S SOLICITORS

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

VIEWING TIMES

22/6 @ 11am, 30/6 @ 11.30am, 6/7 @ 11am

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SOLD UNSOLD SOLD PRIOR WITHDRAWN