



All enquiries Ref: Callum Glenn



- **Freehold Semi-Detached House**
- **Potential for Loft Conversion (stpp)**
- **Requires Updating and Modernising**
- **Full Vacant Possession**

Location:

The property is located in this predominantly residential road just to the south of the centre of Snodland where a range of shopping facilities may be found with more comprehensive services at Rochester to the north or Maidstone to the south. The location has good transport links with Snodland being on the A228 which links north to the M2 or south to the M25. Public transport links include local bus services whilst the rail station at Snodland is within a 0.5 mile walk of the property.

Description/ Potential:

This two floor house requires upgrading and modernising. Similar to other properties in the road, purchasers may wish to consider the potential for conversion and extension into the loft area but are deemed to rely on their own enquiries as to permissions that may be required for such development.

Accommodation:

First Floor: Two Bedrooms, Bathroom/wc

Ground Floor: Entrance Hall, Reception Room, Dining Room, Kitchen, Cloakroom/wc

Outside: Front Garden, Side Driveway leading to rear Garage, Rear Garden.

EPC Rating: C

Council Tax Band: D

To View:

Strictly by arrangement with the Auctioneers. Please see important advice for viewers on page 19 of the main auction catalogue.

