



All enquiries Ref: James Paterson



- Freehold two floor mid terrace house requiring modernisation
- Full vacant possession

#### Location:

The property is situated on Audley Avenue between its junctions with Pembroke Road and Ives Road. Public transport links include Tonbridge mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A21, A26 and A228. Shopping amenities can be found locally within Tonbridge with an extensive range of shops, bars and restaurants being found in Royal Tunbridge Wells. Recreational pursuits can be found locally at the open spaces of Haysden Country Park and Barden Lake.

#### Description:

Freehold mid terrace house arranged over ground and first floors requiring modernisation.

#### Accommodation:

First floor: Three bedrooms

Ground floor: Reception room, kitchen (not fitted), entrance hall, bathroom, WC, utility, study

Outside: Front and rear gardens

EPC rating: F

Council Tax Band: C

#### Potential:

The property may be suitable for extensions subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

