

Lot 56

19 Bretland Road, Royal Tunbridge Wells, Kent, TN4 8PS



All enquiries Ref: Callum Glenn



- **Freehold Mid Terrace House**
- **Requires Updating and with Potential**
- **Full Vacant Possession**

Location:

The property is in this mainly residential area of Rusthall which is on the western outer fringes of Royal Tunbridge Wells and north of the A264. There is a good range of local amenities whilst comprehensive shopping facilities and recreational pursuits may be found within Royal Tunbridge Wells. There are good road links in the area, local bus services link to Royal Tunbridge Wells centre and the surrounding area whilst the mainline rail station at Royal Tunbridge Wells is within some 10 minutes' drive.

Description/Potential:

This two bedroom two floor mid-terrace house is offered vacant and would benefit from some modernisation and updating. One of the attractive features of this property is the extensive rear garden which extends to some 78ft. Purchasers may wish to consider potential for extension of the building to the rear and/or conversion of the loft space but are deemed to rely on their own enquiries as to permissions required for such development.

Accommodation:

First Floor: Two Double Bedrooms, Bathroom/wc (off Bedroom2)
Ground Floor: Reception Room, Dining Room, Kitchen with side door to rear Garden
Outside: Front Pavement Courtyard, Rear Garden extending to some 78 ft. Outside wc.

EPC Rating: D

Council Tax Band: C

To View:

Strictly By Prior Arrangement with the Auctioneers.

