



Lambert & Foster



41 JOYCE CLOSE

CRANBROOK | KENT | TN17 3LZ

A modern mid terraced house providing two double bedroom accommodation, with parking and a single garage all occupying a quiet location off this centrally located cul-de-sac, within a short walk to the popular High Street.

Cranbrook School catchment area.

Chain free.

Guide Price £325,000

FREEHOLD



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41 Joyce Close is a mid-terraced brick & rendering under a pitched tiled roof in a quiet location close to the centre of Cranbrook which would now benefit from some minor decorative improvements.

The accommodation is arranged over two floors and includes an entrance porch, with WC and cloak area, hallway, fitted kitchen with base and eyelevel cupboards, drawers, work surfaces, gas hob and electric oven, washing machine and fridge freezer, dining room with patio doors opening out into the rear garden, lounge.

An open staircase leading up to the first floor with two double bedrooms and a family bathroom with white suite.

Outside to the front is a hedged front garden and a single en bloc garage. To the rear, a pretty garden laid to lawn with mature shrubs in need of some pruning and TLC.



- Total floor area approximately 682 sq ft / 63.4 sq m
- Entrance porch
- Hallway
- WC & Cloakroom
- Sitting/dining room
- Fitted kitchen
- Two double bedrooms
- Family bathroom with white suite
- Garden to front and rear
- En bloc garage
- Gas fired central heating
- Quiet cul-de-sac location
- Cranbrook School catchment area
- Chain free

DIRECTIONS

From our office in Cranbrook proceed up the High Street, take the second turning on the right into Wheatfield Drive and then the first turning on the right into Joyce Close. No 41 will be found in a small driveway on the left after the bend.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Mains gas fired central heating.

Broadband coverage: standard, superfast & ultrafast

Mobile Coverage: EE, Three & O2 – Likely Vodafone -Limited

Local authority: www.tunbridgewells.gov.uk

Council tax: Band C **EPC:** C (69)

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate

41 Joyce Close, Cranbrook, TN17 3LZ

Approximate Area = 682 sq ft / 63.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Lambert and Foster Ltd. REF: 1148668

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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