



**30 Springfield Avenue,
St Michaels, Tenterden, Kent TN30 6NL**

30 Springfield Avenue, St Michaels, Tenterden TN30 6NL
Guide Price : £275.000

30 Springfield Avenue offers a chance to purchase a semi-detached three-bedroom bungalow in need of complete updating and refurbishment. Good size front and rear gardens, a driveway and a garage, in a popular residential location within easy reach of the local facilities in St Michaels.

The accommodation comprises entrance porch, sitting room, kitchen, side porch, two / three bedrooms, wet room, w.c. and garden room.

While the garden needs to be landscaped and transformed into vibrant space to sit and relax. There is also the additional benefit of a drive with parking and a garage which again is in need of some repair.

Requiring full refurbishment, this bungalow provides an ideal opportunity for buyers looking for a project to create their own home.

- Semi detached bungalow in need of refurbishment
- 2 / 3 Beds, Kitchen, Wet Room, Sitting Room & Garden Room
- Double glazing and gas fired central heating
- Requiring complete updating and offering loads of potential
- Good size front and rear garden
- Driveway providing parking and a detached garage
- Popular residential location in St Michaels
- Historic town of Tenterden within about a mile
- Many rural walks to be enjoyed in the surrounding countryside

SITUATION This property enjoys a convenient and popular setting close to the centre of the thriving community of St Michaels, with its range of local amenities including local convenience stores, hardware shop, garage, hairdressers, post office, take away and well regarded primary and secondary schools. Tenterden High Street is only a short distance away and offers a more comprehensive range of shopping, leisure and health facilities. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (about 37 minutes). St Michaels is served by several bus routes to the surrounding towns and villages.

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Warner Gray



The accommodation comprises the following with approximate dimensions:

The property is approached via the **SIDE PORCH** with door leading to the :

KITCHEN 8'4 x 7'8. Window to the front. Stainless steel sink unit with drainer. Worktop with storage cupboard under. Space for appliances. Built in shelved cupboard housing the electricity meters. Doorway to:

SITTING ROOM 16'2 x 10'9. Large window to the front porch. Feature fireplace with gas fire. Door to **FRONT PORCH** with sliding doors to the garden.

INNER HALL Hatch to roof space where the boiler can be found. Doors to :

BEDROOM 1 / DINING ROOM 13' x 11'. A flexible room which could be used as a bedroom or additional reception room. Double doors to the sun / garden room.

BEDROOM 2 7'8 x 8'1. Window to the side.

BEDROOM 3 8'8 x 7'8. Window to the rear.

WET ROOM with wash hand basin and shower attachment. Towel rail. Tiled walls. Window to side.

SEPARATE W.C. Low level w.c. Window to side.

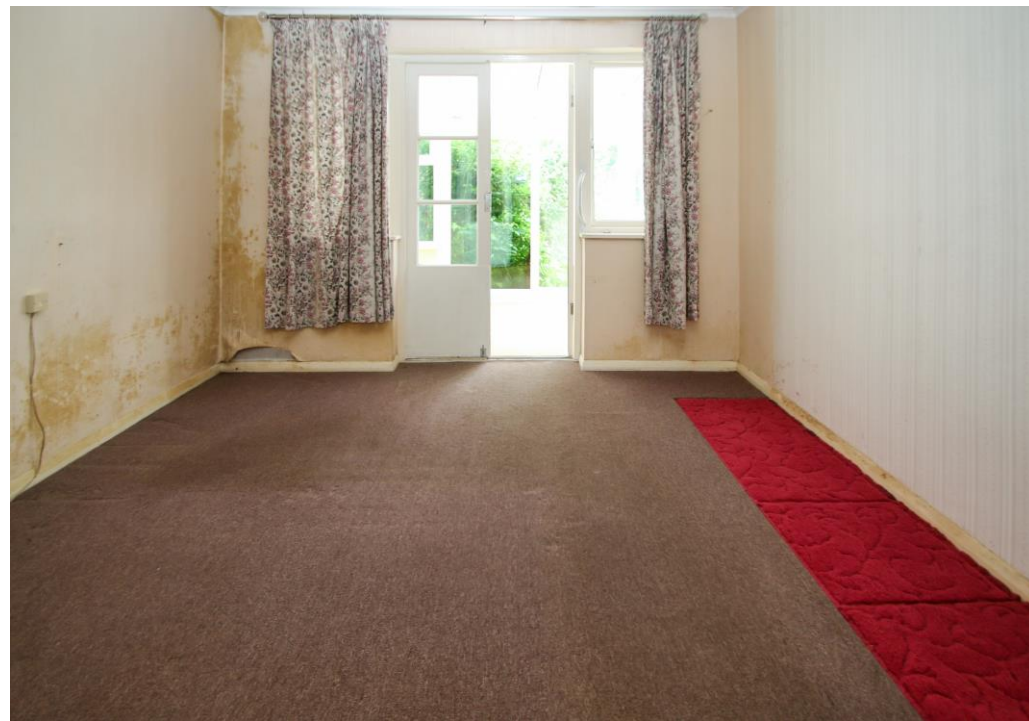
SUN / GARDEN ROOM 10'2 x 7'1. Accessed from bedroom one/ dining room, with doors giving access to and overlooking the rear garden.

OUTSIDE: To the front is a good size garden and to the side is a driveway providing parking and leading down to the **GARAGE** 14' x 7'8 (approximate internal dimensions) which again is in need of some repair.

The garden is currently overgrown, but it holds great potential with some clearing, mowing, and replanting, it could be transformed into a lovely area. There's also a garden shed that requires repair, but with a bit of vision and effort, the garden as a whole could become a lovely spot to sit and enjoy.

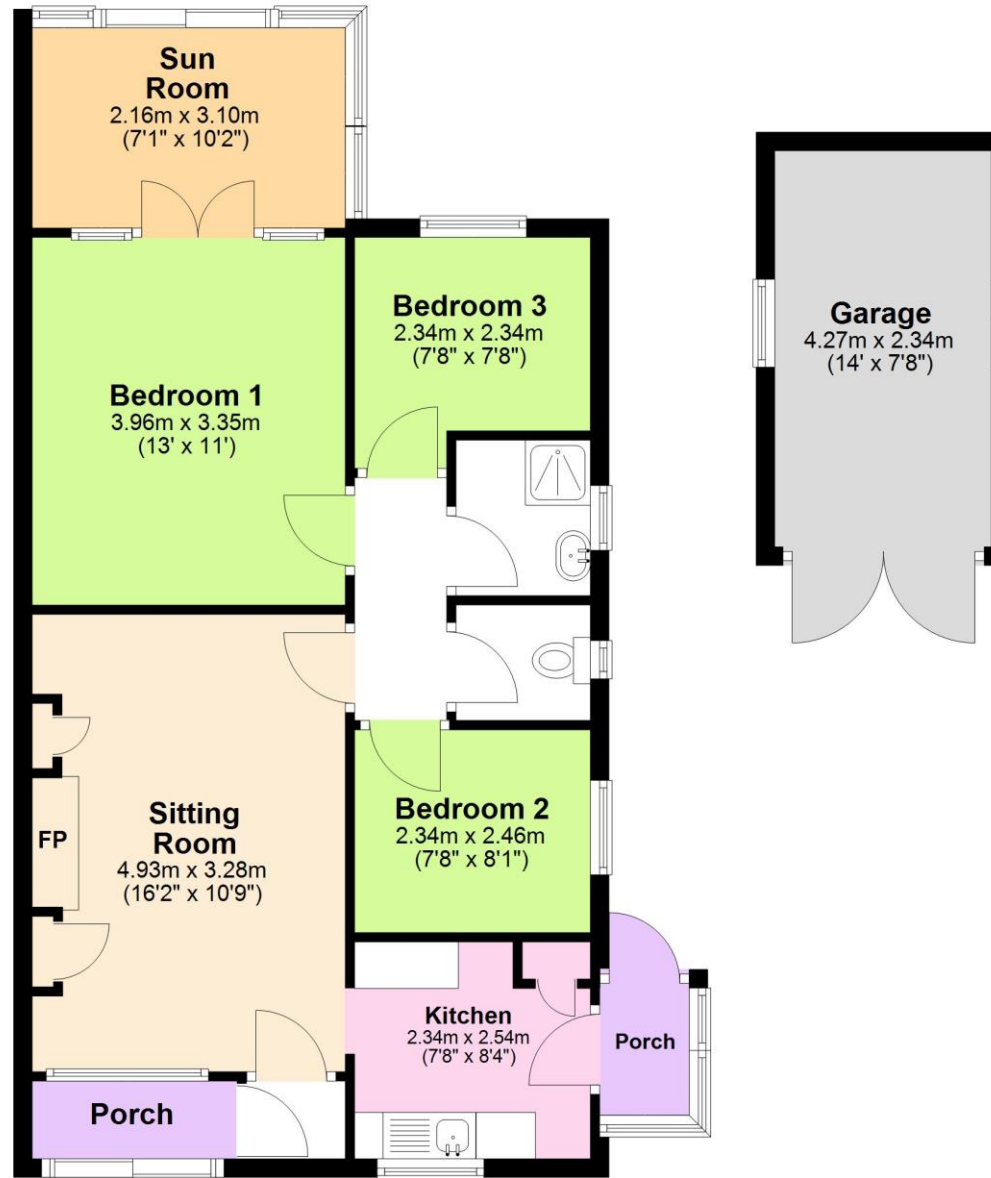
SERVICES Mains water, electricity and drainage. Local Authority: Ashford Borough Council. EPC tba. Double glazing. Gas central heating.

Viewing: WanerGray Telephone 01580766044



Ground Floor

Approx. 77.8 sq. metres (838.0 sq. feet)



Total area: approx. 77.8 sq. metres (838.0 sq. feet)

