



All enquiries Ref: James Paterson



- Freehold two floor semi-detached house requiring modernisation
- Full vacant possession

#### Location:

The property is situated on Gainsborough Gardens which is located off Romney Way via Dodd 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 Scotcher's Field Play Area and Haysden Country Park.

#### Description:

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

#### Accommodation:

First floor: Two bedrooms, shower room/WC, landing  
Ground floor: Reception room, kitchen, hallway, two storage rooms,  
Outside: Front and rear garden  
Gross Internal Area (GIA): Approximately 78 sq m ( 841 sq ft)

#### EPC rating: D

#### Council Tax Band: C

#### To view:

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

