



Connells

Canterbury Road
Pembury Tunbridge Wells



Property Description

This spacious three-bedroom mid-terraced property offers a fantastic opportunity for those looking to undertake a full renovation and create a home tailored to their own tastes and requirements. Requiring comprehensive modernisation throughout.

Inside, the accommodation comprises a generous living and dining area, providing ample space for entertaining or relaxing with family. The open-plan kitchen offers a flexible layout that could be transformed into a stylish and functional heart of the home. Upstairs, you'll find three well-proportioned bedrooms, each offering good natural light and scope for reconfiguration or enhancement. The bathroom, while in need of updating, is a blank canvas ready for a contemporary redesign.

Externally, the property benefits from both front and rear gardens, which could be landscaped to create attractive outdoor spaces for leisure or entertaining. The home is conveniently located, with easy access to local amenities, schools, transport links, and green spaces, making it a practical choice for families, investors, or those looking to settle in a well-connected area.

Whether you're a seasoned renovator or a first-time buyer with a vision, this property represents a rare chance to put your personal stamp on a home and unlock its full potential.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Lounge

14' 4" x 24' 4" (4.37m x 7.42m)

Dining Room

9' 4" x 14' 7" (2.84m x 4.45m)

Kitchen

Bathroom

First Floor

Landing

Bedroom One

10' 10" x 14' 4" (3.30m x 4.37m)

Cloakroom

Bedroom Two

12' 10" x 7' 10" (3.91m x 2.39m)

Bedroom Three

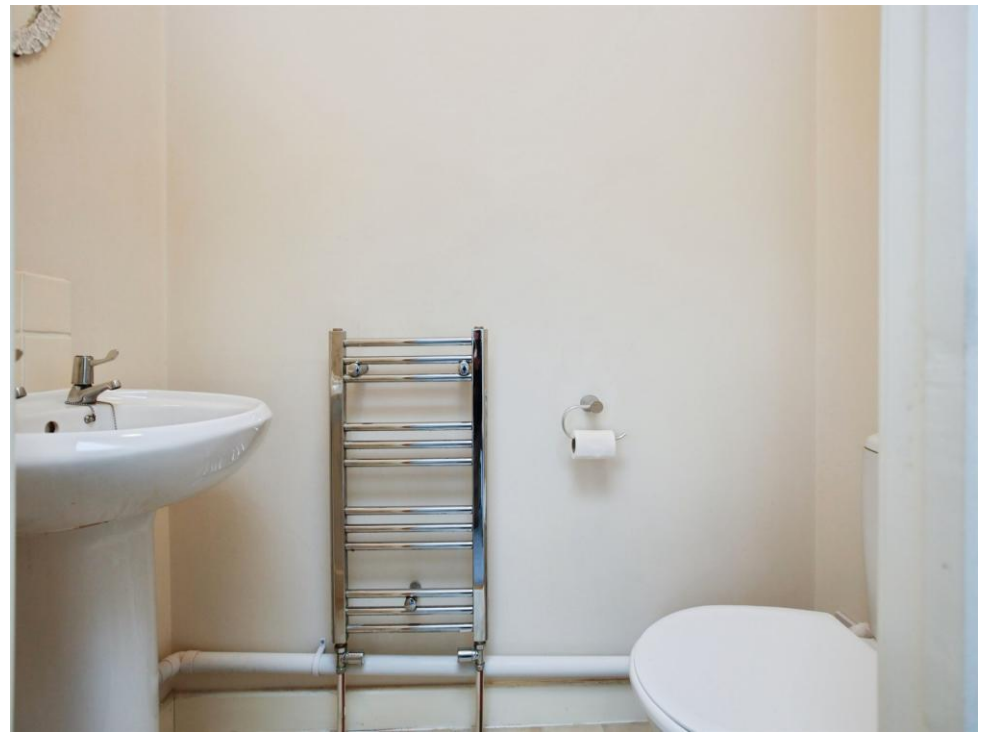
9' 10" x 6' 7" (3.00m x 2.01m)

Outside

Front Garden

Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406883



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