



## Lingfield Road

Borough Green TN15 8HJ

Auction Guide £190,000



COUNTRY HOMES

## Borough Green TN15 8HJ

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Lounge: 15'2ft x 10'3ft  
Kitchen: 10'4ft x 7'1ft  
Bedroom 1: 14'2ft x 10'3ft  
Bedroom 2: 11'11ft x 7'1ft

This two-bedroom ground floor maisonette in the sought-after village of Borough Green offers an exciting opportunity for buyers looking to modernise and add value. Positioned at the end of a quiet cul-de-sac, the property benefits from a peaceful setting with minimal passing traffic, making it ideal for those seeking a more private and tranquil environment.

Internally, the home requires updating throughout, presenting a blank canvas for renovation and personalisation. The accommodation currently comprises two well-proportioned bedrooms, a living area, kitchen, and bathroom, all of which offer scope for improvement to suit modern tastes and lifestyles.

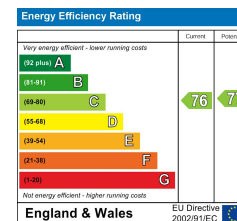
One of the standout features of this property is its impressive outdoor space. To the front, there is a large south-facing garden, perfect for enjoying sunlight throughout the day and offering excellent potential for landscaping or outdoor entertaining. To the rear, the property boasts a substantial 41 sqm private patio area with a north-facing aspect, providing a sheltered and low-maintenance space ideal for relaxing or dining.

Further enhancing the appeal is the inclusion of a detached en-bloc single garage, offering valuable storage.

With its generous outside space, quiet location, and significant potential for refurbishment, this maisonette represents a fantastic opportunity for first-time buyers, investors, or anyone looking to create a home tailored to their own style.

- Ground Floor Maisonette
- 2 Bedrooms
- Excellent Sized Dual Aspect Plot
- Detached En-Bloc Single Garage
- Ideal Location for Amenities, Schools and Transport Links
- Fantastic Development Potential
- **\*\*Cash Buyers Only\*\***
- **\*\*Viewing Day: Enquire with KHP Country Homes - Borough Green\*\***
- Immediate 'Exchange Of Contracts' Available
- Sold via 'Secure Sale' Auction





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## Location Map

Tenure: Leasehold

Council tax band: C

**Auctioneers Additional Comments**  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

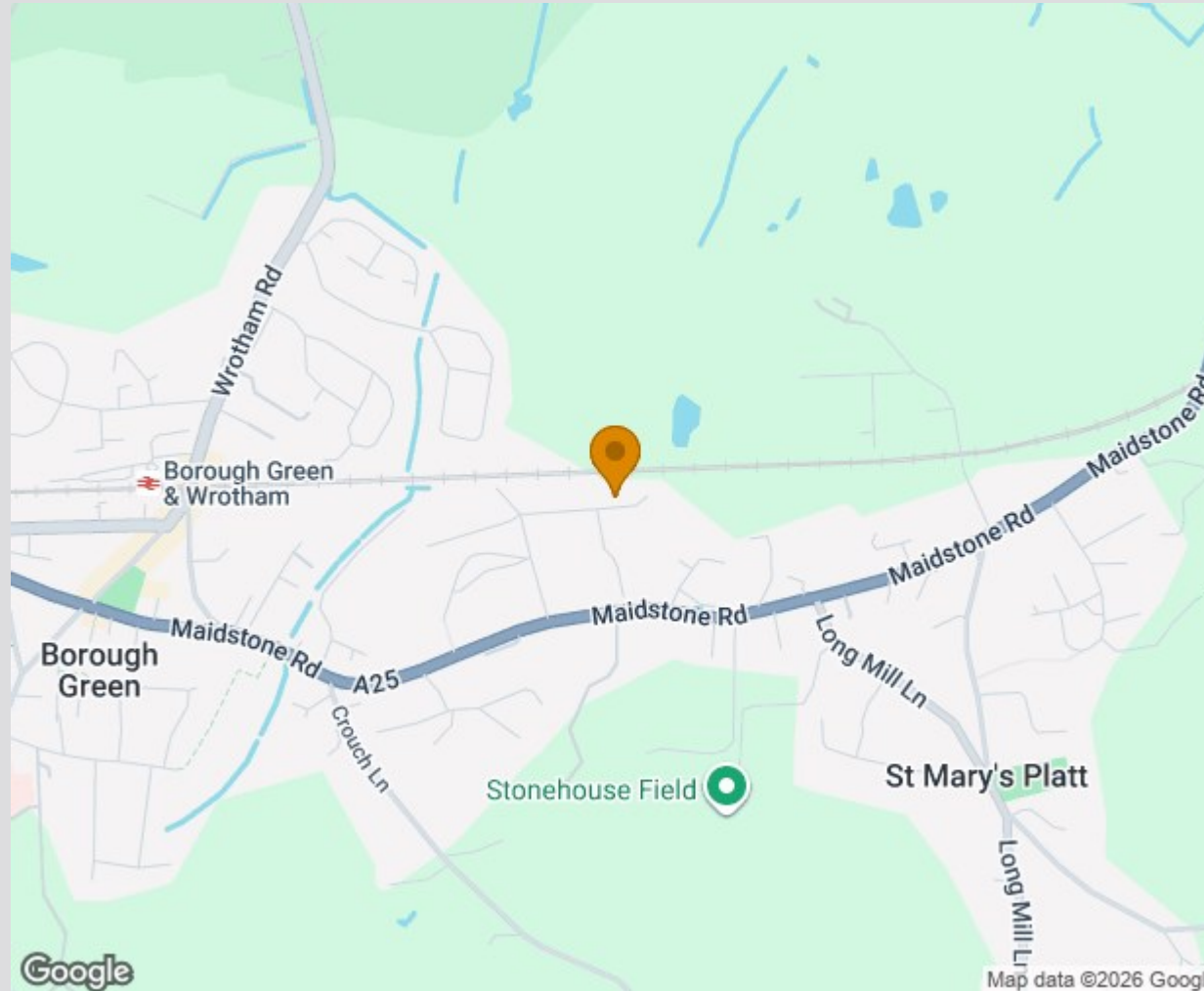
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML



**TO VIEW CONTACT: 01732 91 44 00 [boroughgreen@khp.me](mailto:boroughgreen@khp.me)**

**[www.khp.me](http://www.khp.me)**



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