



FOR SALE BY AUCTION – 1ST NOVEMBER 2024

**2 GOLDWELL BUNGALOW
TENTERDEN ROAD
BIDDENDEN
ASHFORD
KENT TN27 8BP**

**Bungalow in rural location with potential.
Good sized plot - 0.62 acres**

**GUIDE PRICE
£175,000 PLUS FEES**

DESCRIPTION

Number 2 Goldwell bungalow is situated towards the end of an unmade shared driveway, off Tenterden Road which serves the farm (Goldwell Farm) and several other residential properties.

The semi-detached timber-framed bungalow is in need of refurbishment and improvement, however there may be potential to demolish the existing bungalow and re-site a new dwelling within the grounds, subject to all necessary consents being obtainable.

The bungalow is situated within a good sized plot of 0.62 acres and has far reaching views to the south over adjoining agricultural land.

METHOD OF SALE

The property is offered for sale by Auction by Clive Emson on 1st November 2024.

LOCAL PLANNING AUTHORITY

Ashford Borough Council - www.ashford.gov.uk

ACCOMODATION

Entrance Hall, Living Room, Dining Room, Kitchen, Two Bedrooms and Shower Room with W.C.

ACREAGES

The extent of the area of the property to be sold is 0.62 acres as shown outlined in red on the Boundary Plan attached in this brochure. The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

COUNCIL TAX BAND

Council Tax Band A

VIEWINGS

Strictly by appointment with the Auctioneers and prospective purchasers should respect the neighbouring parties. Please contact Clive Emson Direct.

CLIENT IDENTIFICATION

In accordance with Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

AGENTS' NOTES

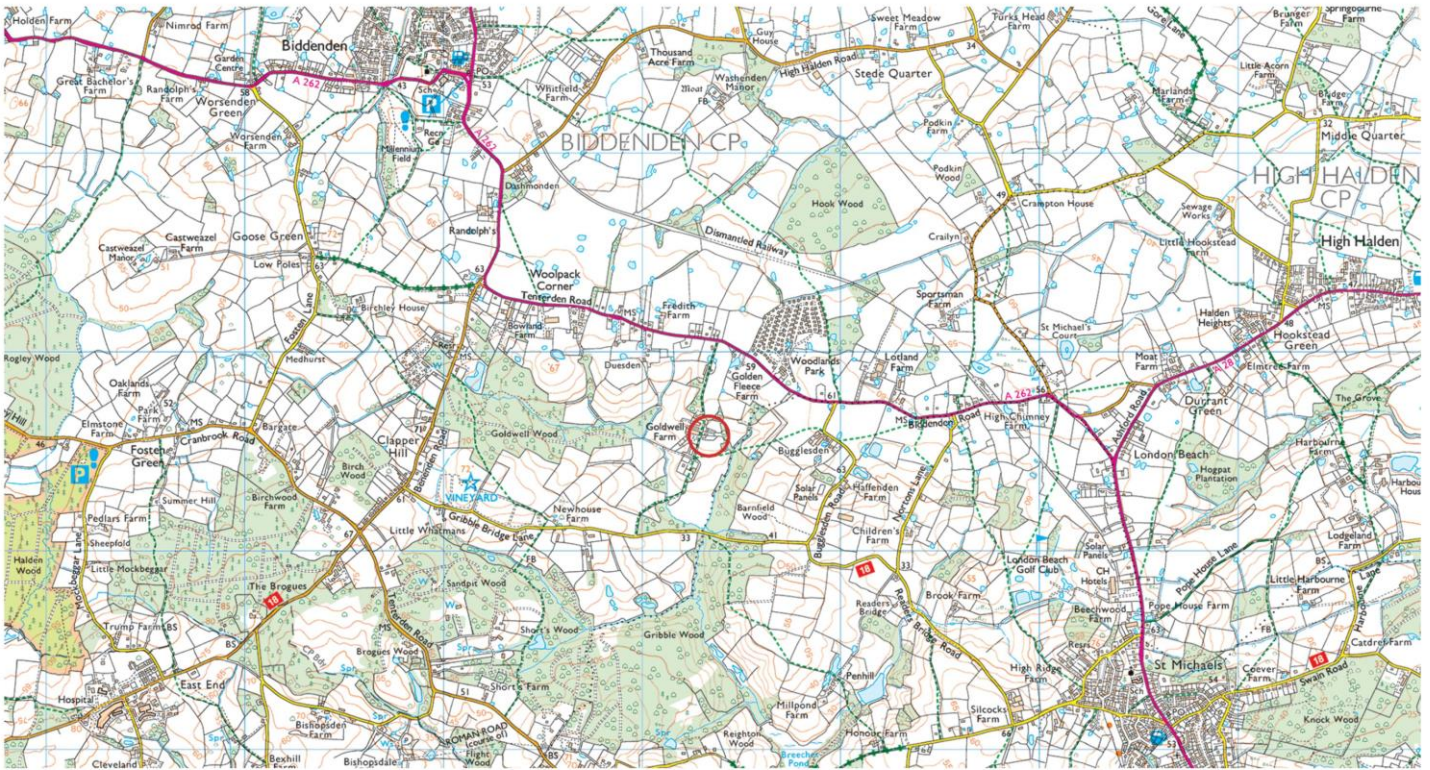
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

GUIDE PRICE

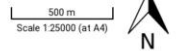
£175,000 Plus Fees







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