



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached House
- 3 Bedrooms
- Requiring Refurbishment Throughout
- Quiet Cul-de-Sac Location
- On Street Parking
- Energy Efficiency Rating: D

**Queens Cottages, Wadhurst**

**GUIDE £250,000 PLUS FEES**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 30 Queens Cottages, Wadhurst, TN5 6RW

**\*\*SELLING BY AUCTION\*\*** BIDDING STARTS ON THE 4<sup>TH</sup> FEBRUARY 2025 AND CLOSES ON THE 6<sup>TH</sup> FEBRUARY 2025 (FOR ALL DETAILS PLEASE CONTACT CLIVE EMSON DIRECT OR VIEW THE LOT ON LINE (01273 504232 - WWW.CLIVEEMSON.CO.UK)

A three bedroom semi-detached house located in a quiet cul-de-sac on the outskirts of the village of Wadhurst with its various local amenities. The property is now in need of refurbishment throughout, however, once enhanced, would be ideal for owner occupation or investment.

### **GROUND FLOOR:**

Living room, dining room, kitchen and WC.

### **FIRST FLOOR:**

Three bedrooms, shower room with WC, separate bathroom.

### **OUTSIDE:**

Gardens to front and rear.

### **SITUATION:**

The property is proximate to a good number of village facilities including the primary school, a well stocked Co-operative supermarket and, some quarter of a mile distant, the main village centre of Wadhurst itself which offers a further Jempsons Supermarket, Uplands Secondary School, doctors, dentists and a host of well regarded everyday independent retailers, public houses and restaurants. Wadhurst has a main line railway station some one mile distant from the village offering fast and frequent services to both London termini, the south coast and the nearby town of Tunbridge Wells, itself some seven miles away. Tunbridge Wells has a fuller mix of social, retail and educational facilities. Wadhurst also enjoys good access to open areas of Wealden countryside and direct foot access to Bewl Water.





**TENURE:**

Freehold

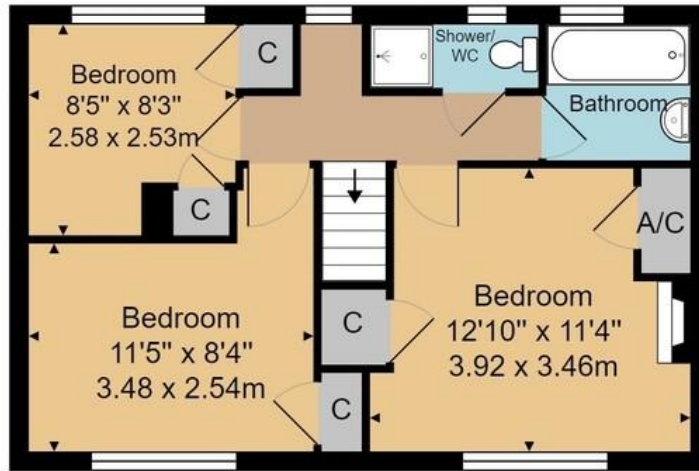
**COUNCIL TAX BAND:**

C

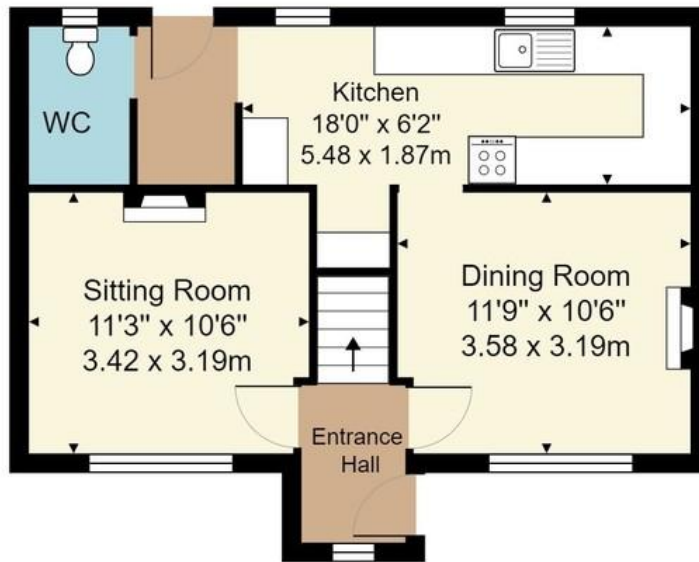
**VIEWING:**

By arrangements with Clive Emson Land & Property Auctioneers on 01273 504232





**First Floor**



**Ground Floor**

Approx. Gross Internal Area 924 ft<sup>2</sup> ... 85.8 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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