



## 1 bed semi-detached house to buy in TN27

High Street, Biddenden, Ashford, Kent, TN27 8AL

**£170,000** Starting Bid

🏠 x1 🚗 x1 📄 x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Immaculate 1 bedroom cottage
- ✓ Ideal investment - great as home or holiday let
- ✓ Beautifully appointed
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

A stylishly-appointed Grade II listed, village cottage offering an exciting residential proposition, either as a unique and cosy home or as a lucrative rental / holiday let. This enchanting 1-bedroom property sits in the heart of the sought after Kentish village of Biddenden and has been refurbished to a very high standard.

Description Cont... - The accommodation comprises on the ground floor; Original beamed sitting room with and exposed brick walls, new wooden flooring and a charming brick feature fire place, with scope to install a woodburner.

An impressive kitchen / breakfast room fitted with new stone flooring and painted wooden kitchen units, complete with a Butlers sink and a portable central island, the large electric range cooker is available to purchase by separate negotiation – POA.

Ground floor delightful bathroom with tiled flooring and a painted beamed ceiling.

A free standing oval 'egg style' bath and wash hand basin on a timber vanity unit.

On the first floor; one large double bedroom with pretty views of the historic high street.

The exterior includes a small yet attractive rear courtyard, ideal for meals alfresco and importantly, there is one allocated off street driveway parking space to the rear of the property – additional parking is readily available on the street and a small free public car park.

Services: Mains Electricity, Mains Water, Mains Drainage

Council Tax: Ashford Borough Council

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Semi-detached house

Parking: Allocated

Year built: 1500

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   | 73      |   |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         | 12  |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

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