



## 2 bed cottage to buy in TN11

Postern Lane, Tonbridge, Kent, TN11 0QX

**£260,000** Starting Bid

 x2  x1  x2

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ SEMI DETACHED COTTAGE STYLE
- ✓ 2 BEDROOMS
- ✓ LARGE GARDEN
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

2 bedroom semi-detached, rural views, large garage, workshop, garden, close to town centre. NO ONWARD CHAIN!

Characterful and unique 2 bedroom back to back semi-detached cottage style house with riverside frontage and rural views located on a private lane. This stunning property has an entrance hall, lounge, dining room and kitchen, with period features throughout. Upstairs there are 2 good size bedrooms and a large bathroom. Outside the property has a generous garden and a stream, a double garage, workshop and off street parking. The property benefits from solar panels. In need of some modernisation with scope to extend, subject to planning permission. NO ONWARD CHAIN.

COUNCIL TAX BAND C £2,094.37 (as of 01.04.2025)

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £260,000

Property Type: Cottage

Parking: Garage, Off Street

Year built: 1885

Construction materials: Brick and block, Timber frame

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: River

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Air Source Heat Pump

Electric: National Grid, Solar PV (Photovoltaic) panels

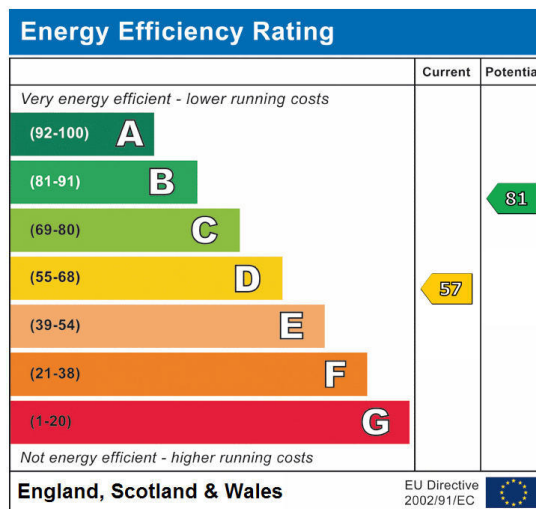
Water: Direct mains water

Water meter: No

Sewerage: Cesspit

Air conditioning: No

Mobile signal coverage: Good



Postern Lane, Tonbridge, Kent, TN11 0QX

Contact your local branch today for more information on this property:

**1 1, 1, 1, 1, [www.bella-properties.co.uk](http://www.bella-properties.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

