



**Lambert
& Foster**



2 PENNYFIELDS

CRANBROOK | KENT | TN17 3BZ

A modern mid terraced house providing two double bedroom accommodation offering scope for updating, complemented by a rear approximately 15 metre garden and private parking for two vehicles all occupying a cul-de-sac location, within this popular market town.

Cranbrook School catchment area

Guide Price £269,950

FREEHOLD



2 PENNYFIELDS

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2 Pennyfields is a modern mid terrace house providing an opportunity for interior updating and improvement. The accommodation is arranged over two floors and includes an entrance hall, a double aspect sitting room/dining room with patio doors opening out onto the rear garden. An open access to the kitchen, which is fitted with base and eyelevel cupboards, drawers, work surfaces, space and plumbing for washing machine, space and gas connection point for an upright freestanding cooker together with an aspect to rear. Arranged over the first floor are two double bedrooms, bedroom one with aspect to front, bedroom two with aspect to the rear. The bathroom has been adapted into a wet room incorporating a white suite including an electric shower, fitted seat and tiling to ceiling height.

Outside to front, a tarmac drive provides parking for one vehicle with a strip of lawned garden alongside. The rear garden extends approximately 15 metres and comprises a paved patio and lawn garden enclosed by fencing. A wooden gate provides a rear access. 2 Pennyfields benefits from a second designated parking space in the car park positioned to the left-hand side of the terrace.



- Total floor area approximately 694 sq ft (64.4 sq m)
- Entrance hall
- Sitting room/ dining room
- Fitted kitchen
- First floor landing
- Two double bedrooms
- Bathroom/wet room
- Gas fired central heating
- UPVC double glazing
- Rear garden
- Private parking for two vehicles

DIRECTIONS

From our office, proceed down the high street bearing round into Stone Street. Take the right hand turning into St David's bridge/The Hill. Continue on past the windmill, set up on the left-hand side and on taking the right hand turning into Frythe Way. Take the second turning left into Turners Avenue and then the first turning left into Pennyfields, where upon No 2 will be found on the left-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water, gas and drainage.

Local authority: Tunbridge Wells Borough Council

Council tax: Band C

EPC: D

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Pennyfields, Cranbrook, TN17

Approximate Area = 688 sq ft / 63.9 sq m

Outbuilding = 6 sq ft / 0.5 sq m

Total = 694 sq ft / 64.4 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2021.
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