



# Lambert & Foster



## AMHURST BANK COTTAGES

AMHURST BANK ROAD | PEMBURY

*An opportunity to purchase a three bedroom mid-terrace country cottage situated in a semi-rural location on the outskirts of Pembury with elevated countryside views to the front. The sitting room, kitchen, and bathroom are located downstairs with the bedrooms on the upper two floors, bedroom two is accessed through bedroom three. Benefiting from a rear garden and is offered to the market with NO FORWARD CHAIN.*

**Guide Price £325,000**

FREEHOLD





## 2 AMHURST BANK COTTAGES

AMHURST BANK ROAD | PEMBURY | TN2 4AP

- A three bedroom mid-terrace home with the accommodation set over three floors
- Elevated, far reaching countryside views to the front and rear
- Kitchen, sitting room and bathroom located downstairs
- Benefiting from a rear garden laid to lawn
- Situated in a semi-rural location with easy links to Tunbridge Wells and Paddock Wood
- Offered to the market with NO FORWARD CHAIN

**GENERAL:** Tenure: Freehold. **Construction Type:** Brick built under a tiled roof with tiled. **Services & Utilities:** Oil central heating with mains water supply and private drainage services connected but not tested. Broadband Connection: Yes. Mobile Coverage: Yes. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band C. **EPC:** E (53).

**Flood & Erosion Risk:** Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

**Agent's Note:** The property is currently accessed via the rear over a neighboring property. The purchaser's of 2 Amhurst Bank Cottages will be required to add a front door as well as making the front lawn suitable for off road parking.

**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



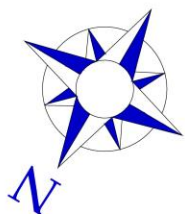
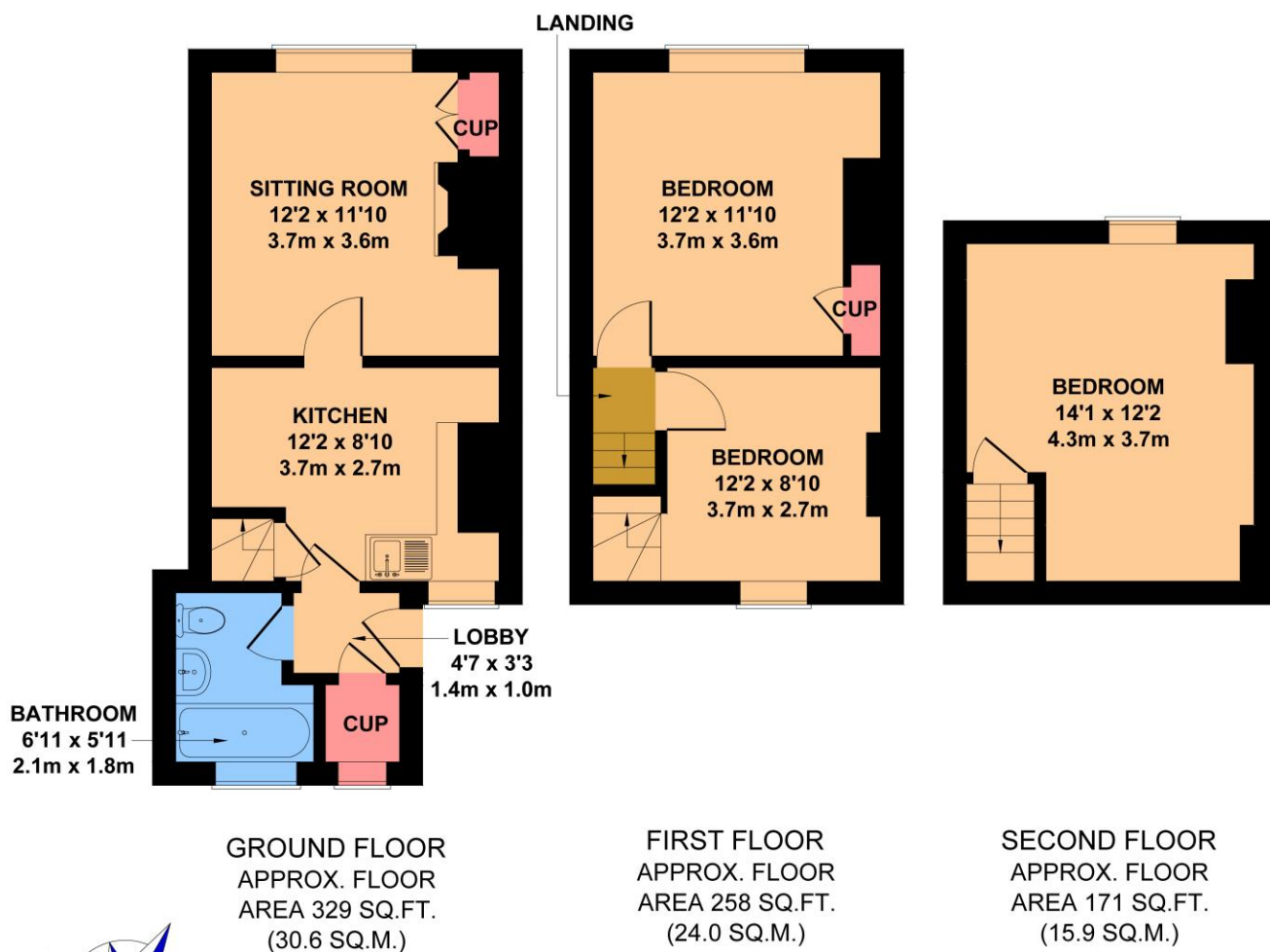


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## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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