



50 Sparkeswood Avenue , Rolvenden, TN17 4LZ

CHAIN FREE

This two double bedroom property in the sought after village of Rolvenden offers scope to improve and personalise but equally is ready to move into. There is a spacious kitchen/breakfast room with rear access to the garden, living room and a generous rear garden with shed and storage room with plumbing facilities. A huge bonus of this property is the large front driveway with space for multiple cars. Offered vacant and chain-free, it presents an excellent opportunity for a straightforward purchase.

Price Guide £299,950

50 Sparkeswood Avenue

, Rolvenden, TN17 4LZ



- VACANT AND CHAIN FREE
- GOOD SIZE REAR GARDEN
- SCOPE TO PERSONALISE
- CLOSE TO ALL AMENITIES
- TWO DOUBLE BEDROOMS
- DRIVEWAY FOR MULTIPLE CARS
- GAS CENTRAL HEATING
- LARGE KITCHEN/BREAKFAST ROOM
- SOUGHT AFTER VILLAGE LOCATION
- CRANBROOK SCHOOL CATCHMENT AREA



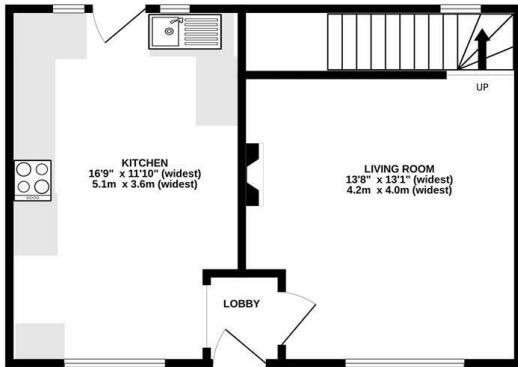
Directions

Turn right out of office, proceed over lights and into Rolvenden Village. Take first left into Sparkeswood, property is short way on the left.

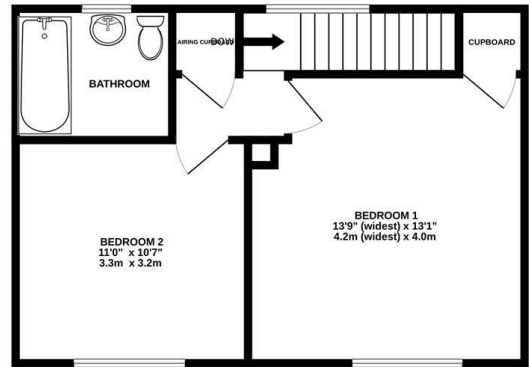


Floor Plan

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	