



General views of Glebelands



General views of Glebelands including part of Cranbrook High Street



A general view of the cottages

**31 Glebelands
Rectory Fields
Cranbrook
Kent TN17 3JB**

**£245,000
Freehold
Transfer**

A two Bedroom Mid Terrace Cottage

Glebelands is a delightful mix of cottages, bungalows and apartments grouped around courtyard areas and landscaped gardens. Many of the properties overlook the adjacent park and bowling club.

The local high street is close by and there is a medical centre adjacent to the scheme.

All properties benefit from an emergency alarm system and there is a resident House Manager.

A two-bedroom mid terrace cottage with enclosed rear paved Courtyard. Carpets as seen are included in the price.

ACCOMMODATION IS AS FOLLOWS: -

HALL Walk in cupboard under stairs with light and power fittings. Radiator, double power point. Doors leading off to: -

SHOWER ROOM Suite comprising fully tiled shower cubicle and low level WC. Pedestal hand basin, radiator. Obscure double glazed window. to front of property.

DINING ROOM/ STUDY 8' 3" x 9' 9" radiator, double glazed window with security lock. Two double power points. Careline unit with direct connection to Central Control providing 24-hour emergency cover. Double glass panelled doors to lounge

LOUNGE 17' 10"x 10' 9" with log effect fire with marble hearth and teak surround. TV aerial point, wall lights, three double power points. Door leading to patio garden. Radiator. Door to kitchen

KITCHEN 6' 9" x 10' with a range of floor and wall units. Single drainer with plumbing for washing machine under. Built in electric cooker and electric hob with extractor over. Complementary tiling.

From the Entrance Hall to stairs leading to :

FIRST FLOOR LANDING with pull down loft ladder to access to loft. Airing cupboard with double doors. Radiator

BEDROOM 1 14' 1" x 11' 7" Large under-eaves cupboard. Radiator .

BEDROOM 2 11' x 10' 4". Large wardrobe with folding doors. Radiator.

BATHROOM Fitted bathroom suite comprising panelled bath with pedestal wash hand basin and low level WC. Shaving light point with mirror. Two velux windows. Complementary tiling.

OUTSIDE To the rear of the property there is a paved courtyard area. The patio area is enclosed by panel and trellis fencing with a gate that leads out to pathway of development. Glebelands is a quiet development and yet it is near all facilities i.e. doctors, public library, medical centre, church and shops.

CAR PARKING There is ample car parking for all residents and visitors to the development.

DIRECTIONS From the High Street turn into Carriers Road, follow the road past the Public Library and then turn right into Rectory Fields where the Glebelands development is situated.

**Service Charges £3,162.04 (2020) per annum
Ground Rent £300.00 per annum**

Manor View Offices, The Cross, Burley, Hampshire, BH24 4AB
Telephone 01425 403767, Fax 01425 403710

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**Or Contact Mandy Field, Scheme Manager on
01580 714679 to arrange a viewing**

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