



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

**£270,000
Freehold**

A two Bedroom middle 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 library adjacent to the scheme.

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

Glebelands, Rectory Fields, Cranbrook, Kent

A two-bedroom mid terrace cottage with a delightful, enclosed rear fully 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 shower unit with low-level WC. Pedestal hand basin, radiator. Obscure glass window. Complementary tiling.

DINING ROOM 10' 1" x 8' 3" radiator. Two double power points glazed double doors leading to lounge. Peace of Mind unit with direct connection to Central Control providing 24-hour emergency cover.

LOUNGE 17' 2" x 10' 6" with gas fire. TV aerial point, three double power points. Patio door leading to patio and garden. Door to kitchen

KITCHEN 10' 10" x 7' with a range of floor and wall units. Single drainer with plumbing for washing machine under. Built in electric cooker and gas hob with extractor over. Complementary tiling.

STAIRS FROM HALL TO FIRST FLOOR LANDING WITH STANNAH STAIRLIFT LIFT FITTED

BEDROOM 1 11' x 10' 4" with built in double wardrobe with shelf and hanging space. Two double power points. Radiator.

BEDROOM 2 13' 10" x 9' 3". Large under-eaves cupboard. Radiator.

BATHROOM

Fitted bathroom suite comprising panelled bath with pedestal wash hand basin and low-level WC. Two Velux windows to rear. Complementary tiling.

OUTSIDE

To the rear of the property there is a paved courtyard. 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, 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.

VIEWING

For an appointment to view, please contact Mrs Mandy Field on 01580 714679 or 01425 403767

Service Charges £3,830.44 per annum (2023)

Freehold

Council Tax: Band D

EPC: D

Manor View Offices, The Cross, Burley, Hampshire, BH24 4AB

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