



Southwood Road, Tunbridge Wells

1 Bedroom

Cluster House

2 Parking Spaces

Private Garden

Newly Fitted Kitchen

Upstairs Bathroom

EPC C

Located in the heart of Rusthall Village is this well presented, 1 bedroom cluster house. The property is set back from the quiet no through road and benefits from an enclosed garden, making this property a great first home for a couple, professionals as well as being ideal for someone who is downsizing or as a buy-to-let.

Stepping through the front door of the property, there is a front porch, where a handy storage cupboard can be found. Beyond the porch is the cozy living room, with a window overlooking the beautiful garden. Next to the living room is the recently fitted kitchen, offering a range of wall mounted and floor level cupboards as well as an electric oven and gas hob. The sink is located below the window which also looks out over the garden.

The first floor of the property comprises; a double bedroom providing built in storage and a bathroom benefitting from a bath with a shower over. This property offers 2 off road parking spaces (one of which is where a shed is currently located).

The property sits within easy reach of Rusthall's thriving High Street, which benefits from a butchers, bakers, library, chemist, hardware store, 2 general stores etc as well the village primary school. Situated approximately 2 miles West of Tunbridge Wells, Rusthall is within easy reach of the Town Centre and the abundance of shops, restaurants, bars and schools that Tunbridge Wells has to offer, shops range from supermarkets, well known chains down to independent tea rooms and boutique shops. The shopping experiences are varied from the Royal Victoria Shopping Centre, down to the High Street and on through to the famous Pantiles.

Tunbridge Wells can be reached by car, bus (the 281 runs approximately every 15 minutes during the day) or on foot. There is also a mainline station which provides direct services to London and the Coast.

MORE PROPERTIES REQUIRED IN ALL AREAS

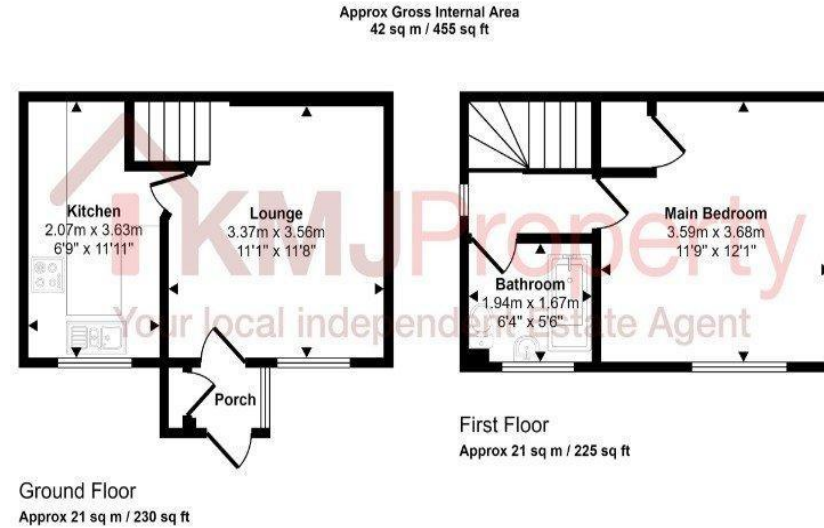




Notes

What3Words - ///tangible.caked.prospered From our office in Rusthall, proceed through along the High Street and turn right into Southwood Road, follow the road down and it will bear right, continue along and the property will be found on your right hand side, you will need to go down the drive and the entrance to the property is at the back.

Council Tax Band B - Freehold



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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