



KMJProperty
Your local independent Estate Agent

Springfield Road, Groombridge, Kent

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Semi Detached

3/4 Bedrooms

Off Road Parking

Groombridge Village Location

Rear Garden

Utility Room

This delightful 3/4 bedroom semi detached house with off road parking for three cars is situated on a quiet road in the popular village of Groombridge, within walking distance of the primary school and village shops. The accommodation which is tastefully decorated throughout comprises; living room with feature fireplace, fitted kitchen with integrated appliances, utility room (which could be used as a home office), dining room with roof light window, further reception room, and a bathroom with a roll top bath. On the first floor there are 3 bedrooms and a shower room. The enclosed rear garden is laid to lawn with 2 paved seating areas. The property benefits from double glazing and gas fired heating.

MORE PROPERTIES REQUIRED IN ALL AREAS





Notes

What 2 Words ///clashing.month.wove

Council Tax Band D - Freehold

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 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		99
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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