

FOR SALE



Allan Close, Rusthall, Tunbridge Wells
Offers In Region Of £300,000


MARTIN&CO

- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- CARPETS THROUGH OUT
- PLEASANT REAR AND FRONT GARDENS
- FAMILY BATHROOM WITH SHOWER

A Mid-terraced family house with 3 bedrooms set in this quite close opposite a small green close to Rusthall shops and only 1.8 miles to TW MLS and shopping areas, The property has a first floor bathroom and ground floor W/C, 3 bedrooms, large through reception, well appointed kitchen with direct ac...



ENTRANCE HALL Spacious hall with carpets, stairs to 1st floor, room thermostat for heating system, doors open to :-

CLOAKROOM Modern cloakroom with hand wash basin and W/C, double glazed window.

LOUNGE/DINER Double aspect room with double glazed window to front and double-glazed patio doors to rear, fitted carpet.



KITCHEN This kitchen is fitted with freestanding under counter fridge and freezer, electric cooker, matching wall and base units, ample worktops, tiled splash back walls, vinyl covered floor, double glazed window and door to garden.

1ST FLOOR LANDING fitted carpet, access to loft with ladder.

BEDROOM 3 Single bedroom with fitted carpet, double glazed window, radiator.

BEDROOM 2 Small double bedroom, double glazed window, carpet, radiator, fitted storage/wardrobe cupboard space.

MASTER BEDROOM Double bedroom, with double glazed window, radiator, fitted wardrobe/storage cupboard, carpet.

BATHROOM Modern bathroom suite, with enclosed panelled bath, Hand wash basin, W/c, vinyl tiled flooring, shower and rail over bath, frosted double glazed window, radiator, and towel rail.

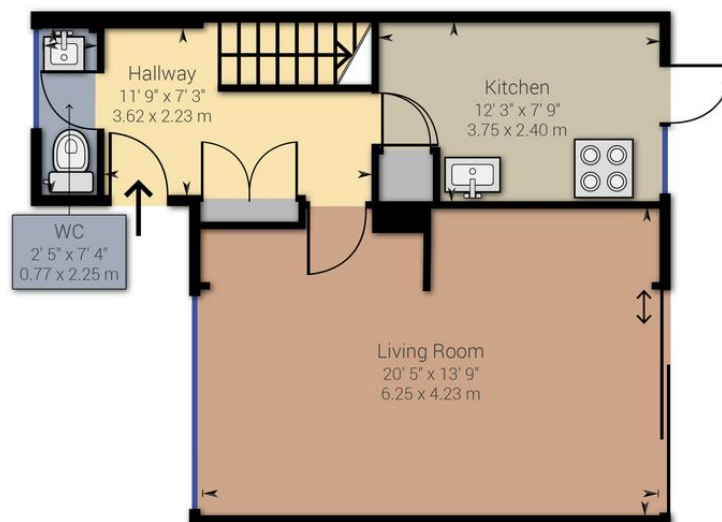
OUTSIDE Front Garden with lawn area, and path leading to Front double glazed entrance door

Rear Garden, mainly laid to lawn, mature border and shrubs, shed, small patio area, can be accessed from the Lounge or Kitchen.

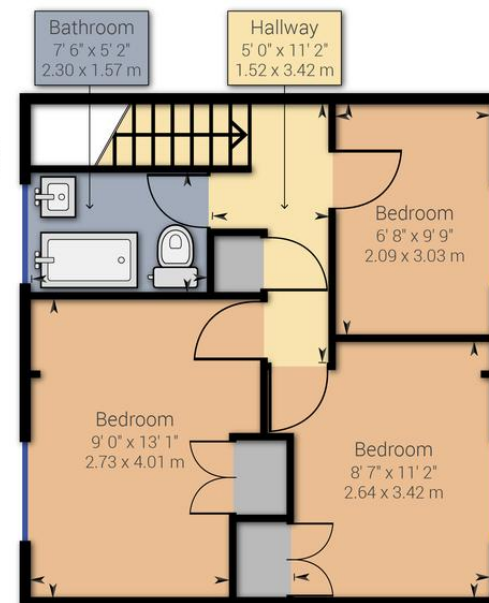


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	62
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	79
(81-91) B	
(69-80) C	
(52-68) D	
(39-54) E	
(21-38) F	56
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	



Ground Floor



1st Floor

Approximate net internal area: 882.92 ft² / 82.03 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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