



# Alexandre Boyes



6 Charles Court, Charles Street, Southborough, TN4 0DS



**01892 354080**  
[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)



Entrance Hall, Study/ Bedroom 3, Ground Floor Shower Room, Kitchen, Sitting/Dining Room, Two Bedrooms, Bathroom, Courtyard Garden, Garage.

An opportunity to purchase this well presented townhouse located in a charming 'tucked away' position within walking

distance of the centre of Southborough. This delightful property is beautifully presented over three floors with two/three bedrooms, one/two reception rooms, kitchen, bathroom and a cloakroom/shower room. There is an integral single garage. The property is south facing and has a courtyard garden to the rear. Viewing is highly recommended



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Gross Internal Area : 107.7 sq.m (1159 sq.ft.)



### IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

Score	Energy Rating	Current	Potential
92+	A		87+ B
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

