



KMJProperty
Your local independent Estate Agent

Rock Villa Road, Tunbridge Wells

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Central Location

Renovation Opportunity

0.4 miles from MLS

2 Double Bedrooms

Potential to extend (stp)

EPC D, Council Tax C

Front & Rear Gardens

A perfect opportunity for first time buyers or investors to purchase a property in need of renovation.

This property is situated in a very central position in the town of Tunbridge Wells.

Approaching the property, you will notice the property is accessed via steps from the road and is an elevated position. The property benefits from a front garden.

Downstairs the property comprises a living room, kitchen/diner and downstairs bathroom, there is also access to the rear garden.

Upstairs there are two double bedrooms.

The property benefits from double glazing throughout and a modern Worcester combination boiler.

Tunbridge Wells offers an array of fantastic pubs, bars and restaurants in addition to an abundance of shops. This property is 0.4 miles from the mainline station. Tunbridge Wells is renowned for its reputable schools including both primary and secondary.

MORE PROPERTIES REQUIRED IN ALL AREAS



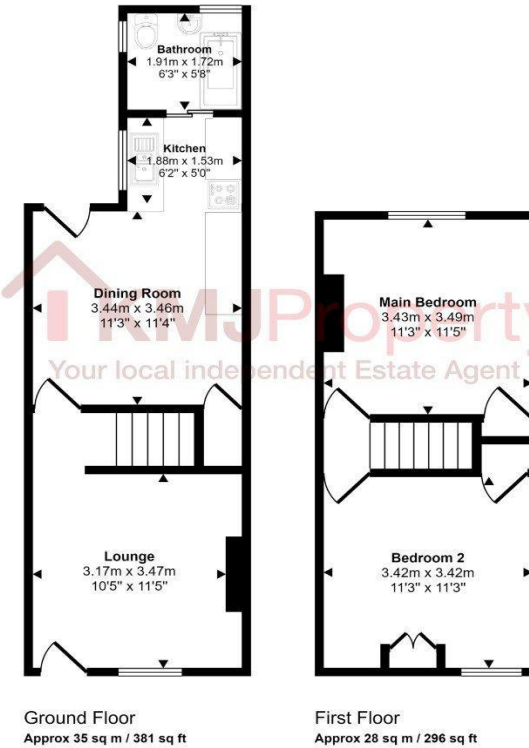


Notes

What3Words - ///cases.smiled.peanut From Tunbridge Wells Mainline Station, proceed up Mount Pleasant Road, at the traffic lights turn left into Church Road, at the next set of traffic lights, turn right onto London Road (A26). Turn right onto Mount Ephraim Road, and next left into Rock Villa Road. Just before the end of the road, there's a right turn and the property will be found here.

Council Tax Band C - Freehold

Approx Gross Internal Area
63 sq m / 677 sq ft



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			
(69-80) C			80
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENTS NOTE: KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

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