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 **KMJProperty**
Your local independent Estate Agent

Vermont Road, Rusthall, Tunbridge Wells

Guide Price £325,000

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GUIDE PRICE £325,000 - £340,000

This well presented 2 bedroom end of terrace house, occupies a corner plot and is the perfect opportunity for first time buyers.

Approaching the property you are greeted with an area for off road parking and a small front garden welcoming you nicely into the property.

Entering the property you are welcomed into a spacious bright area. The lounge provides ample natural light, solid bamboo flooring, built-in wall shelving and a beautiful feature fireplace creating a cosy warm atmosphere.

To the left is the large dining area. This space also provides additional storage under the stairs. The space off the dining room is perfect for cloaks and storage.

Continuing through into the kitchen, there is ample counter top space, integrated appliances, and lower storage. It is an ideal environment to allow owners to continue entertaining their guests while they cook, or families to continue conversations throughout mealtimes.

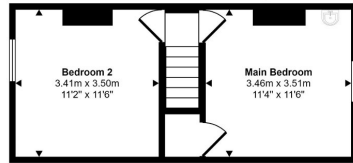
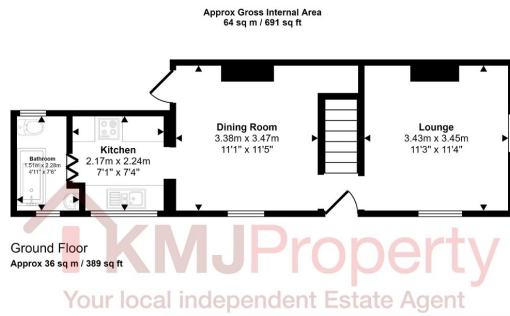
Just off the kitchen is the downstairs bathroom offering a bath and overhead shower, wash basin and W.C., along with some wall storage.

Heading to the first floor you are presented with 2 double bedrooms. The main bedroom also contains a built in storage cupboard.

The garden is a small paved area with high fences perfect for privacy. The garden wraps around 3 sides of the property allowing you to take advantage of hot summer days.

Located in the heart of Rusthall Village, this property is in the prime location for accessing Rusthall's many amenities. The village offers a number of local business such as a hardware store, bakery, butchers, primary school, library, chemist and cafe. There are also a variety of takeaway cuisines, a chemist, convenience store, and church. There is a reliable bus service that runs from the village into





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.



- 2 Double Bedrooms
- End of Terrace House
- Corner Plot
- Parking Space
- Garden
- Downstairs Bathroom
- Village Location



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

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Offices in Tunbridge Wells & Crowborough

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