



 KMJProperty
Your local independent Estate Agent

Hill View Road, Rusthall, Tunbridge Wells, Kent

 KMJProperty
Your local independent Estate Agent

2 Bathrooms

Council Tax B

Conservatory

Semi Detached

Renovation Opportunity

Dining room

3 Bedrooms

This Semi Detached 3 Bedroom property is the perfect opportunity for first time buyers or investors to purchase a property in need of renovation. Upon entering the property, it provides on street parking directly outside, as well as a small paved front garden. The entrance into the property is located to the side and provides entry straight into the kitchen. This property provides 3 reception rooms and a kitchen, including a dining room and conservatory. The Ground floor also includes a convenient downstairs bathroom between the kitchen and the conservatory. The property is filled with large windows throughout creating a bright and inviting space. Heading back through the property and exiting the dining room, ascending upstairs you are proudly presented with 3 large double bedrooms including 1 en suite. Tunbridge Wells offers an array of fantastic pubs, bars and restaurants in addition to an abundance of shops. This property is located just a 10 minuet (1.9 miles) drive away from Tunbridge Wells Train Station. Tunbridge Wells is renowned for its reputable schools including both primary and secondary. Council Tax Band C

MORE PROPERTIES REQUIRED IN ALL AREAS



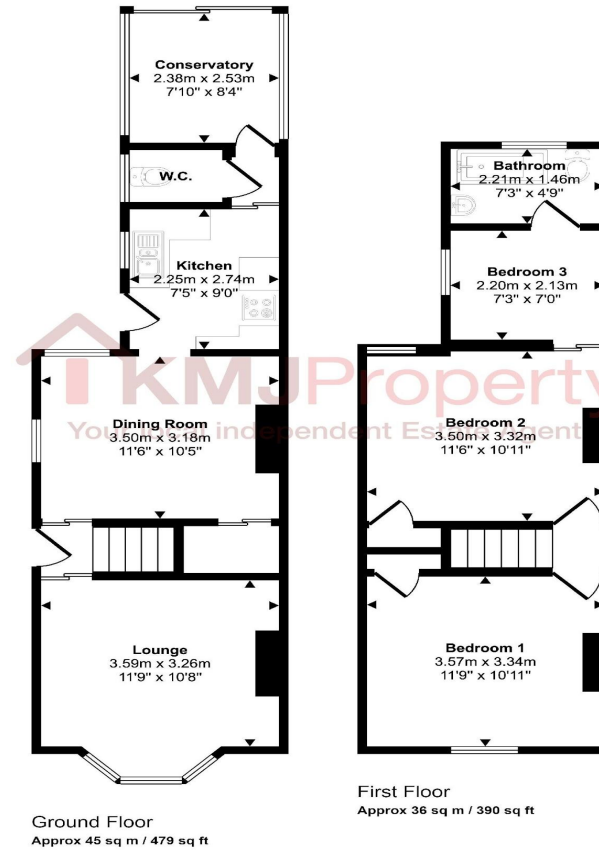


Approx Gross Internal Area
81 sq m / 869 sq ft

Notes

Starting at our Tunbridge Wells Office, Turn Left onto High St 30 Yards Turn Right onto Hill View Road 40 Yards The Destination is on your left 120 Yards

Council Tax Band C - Freehold



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			78
(55-68) D			
(39-54) E			
(21-38) F		30	
(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.

01892 515188

01342 824824

Offices in Tunbridge Wells, Crowborough & Forest Row

sales@kmjproperty.co.uk

www.kmjproperty.co.uk