



### 3 Bedroom Semi-Detached House in Need of Modernisation

This three bedroom semi-detached house is in need of modernisation. It has the potential to be a lovely family home, situated in a popular residential street in Rusthall village, just off the High Street. The property has a living room and separate dining room. The kitchen has a back door that opens onto the garden. Upstairs there are two double bedrooms, a single bedroom and a family bathroom. Outside the property has an enclosed rear garden that is mainly laid to lawn, a shed and an outhouse style toilet. Double glazing throughout, gas central heating, EPC band D. Council tax band C. Freehold. Floor area 90 sqm. Chain free. Viewing highly recommended.





## ACCOMMODATION

### **Living Room** 12' 2" x 8' 4" (3.7m x 2.53m)

The living room has a double glazed bay window that overlooks the front of the property. There is a feature fireplace, a TV point and a radiator with thermostatic valve.

### **Dining Room** 12' 10" x 10' 10" (3.9m x 3.3m)

The dining room has a double glazed window that overlooks the rear of the property. There is a radiator with thermostatic valve and a feature fireplace.

### **Kitchen** 14' 1" x 8' 5" (4.3m x 2.56m)

The kitchen has space for a good range of wall and base kitchen cupboards. There are two double glazed windows and a back door that leads to the rear garden. There is a radiator with thermostatic valve.

### **Master Bedroom** 12' 2" x 11' 7" (3.7m x 3.54m)

The master bedroom has a double glazed bay window that overlooks the front of the property. There is a fitted wardrobe cupboard and a radiator with thermostatic valve.

### **Double Bedroom 2** 10' 10" x 9' 10" (3.3m x 3m)

The second double bedroom has a double glazed window that overlooks the rear of the property. There is a radiator with thermostatic valve and a fireplace.

### **Family Bathroom** 8' 2" x 5' 7" (2.5m x 1.7m)

The family bathroom has a double glazed window and an extractor fan. There is a full length bath, a pedestal basin, a WC, and a radiator with thermostatic valve. The bathroom also houses the combi boiler.

### **Bedroom 3** 8' 2" x 5' 3" (2.5m x 1.6m)

The third single bedroom has a double glazed window and a radiator with thermostatic valve.

### **Outside**

A door from the kitchen leads to the rear garden and an outhouse style toilet. The garden is mainly laid to lawn and there is a shed.

### **EPC & Council Tax**

Energy Performance Certificate band D. Council tax band C, £2100.25 for 2025-26.

### **Location**

Meadow Road is a quiet residential street just off the High Street in Rusthall village. The High Street has a good range of local shops and cafes. Sainsburys supermarket on Linden Park Road is less than a 10 minute drive away. Tunbridge Wells mainline station is about 2 miles away. Rusthall St Paul's C of E Primary school is a 3 minute walk.







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