



## 29 Colebrook Road, Tunbridge Wells, TN4 9BS £1,495 Per month



**\*\*Available Now \*\***

TN Lettings is proud to bring this beautifully presented 2 double bedroom and 2 bathroom property.

This property is very well positioned and boasts large rooms throughout with plenty of storage. On the ground floor we have a large lounge with carpets which leads through to a good sized second reception room with wooden flooring and flows through to a beautiful well equipped kitchen. The ground floor there also has a shower room.

On the first floor we have 2 large doubles, one with a cloakroom and we also have a very large modern family bathroom with shower over bath.

The property has GCH and double glazing throughout.

**Location:**

Excellent positioned within walking distance to Highbrooms stations, shops and 2 local primary schools. This house is also in catchment for all grammar schools.

Open Day Tuesday 25th November - Book your viewing today 01892 249070

- Fully Equipped Kitchen
- Double Glazed
- Walking Distance to MLS
- 2 Bathrooms And Cloakroomm
- Well Maintained Garden
- GCH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC