

Connells

Newton Willows Groombridge Tunbridge Wells







Property Description

GUIDE PRICE £400,000 - £425,000

Offered for sale is this fantastic two double bedroom semi-detached house which is situated within the highly regarded village of Groombridge. The house has been extended to the rear via a conservatory which has totally opened up the kitchen space. This home would ideally suit a young family, first time buyers or those looking to downsize within the village.

The accommodation comprises of, Entrance into Lounge, Kitchen which is open to the Conservatory. Two double bedrooms to the front and the back with the bathroom in the middle.

The rear garden is low maintenance as is backed onto by the Spa Valley Railway line which occasionally has steam engines going by. There is also a garage which comes with the property.

Groombridge is a village that sits on the border of Kent and East Sussex, approximately 4.5 miles South West of Tunbridge Wells. The village itself offers a local primary school as well as popular public houses and a convenient store.

The Spa town of Royal Tunbridge Wells offers a further range of shopping and leisure facilities as well as highly sought after schooling options.

Lounge 15' 7" x 11' 11" (4.75m x 3.63m)

Open Kitchen Conservatory 17' 7" x 11' 10" (5.36m x 3.61m)

Bedroom One

11' 11" x 10' 5" (3.63m x 3.17m)

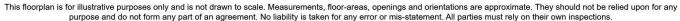
Bathroom

Bedroom Two 11' 11" x 8' 7" (3.63m x 2.62m)









To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/TWL405630





Tenure: Freehold





[.] MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer terest to check the working condition of any appliances.

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