



Connells

Clifton Road
Tunbridge Wells

Clifton Road Tunbridge Wells TN2 3AR

for sale
£600,000



Property Description

The property has been used as a multiple occupancy property. The Ground Floor is currently consisting of a kitchen; open plan living/dining room; Family Bathroom; Master Bedroom with ensuite and three further bedrooms. The First Floor consists of a further room, currently used as a bedroom.

Property also benefits from a separate annex to the rear, with the property as a whole having incredible potential. Clifton Road is only a short distance from High Brooms Station, which has direct routes to London. There are also amenities and schools nearby. The property is makes for a perfect opportunity for Buy-To-Let investors or those looking for a project of their own.

Entrance Hall

Kitchen

Irregular Shaped Room 12' 3" MAX x 8' MAX (3.73m MAX x 2.44m)

Living Room

Irregular Shaped Room 14' 1" MAX x 13' 9" MAX (4.29m MAX x 4.19m)

Bedroom One

Irregular Shaped Room 12' MAX x 13' 7" MAX (3.66m MAX x 4.14m)

Bedroom Two

12' x 14' 1" (3.66m x 4.29m)

Bedroom Three

8' x 13' 7" (2.44m x 4.14m)

Bedroom Four

9' 3" x 8' 9" (2.82m x 2.67m)

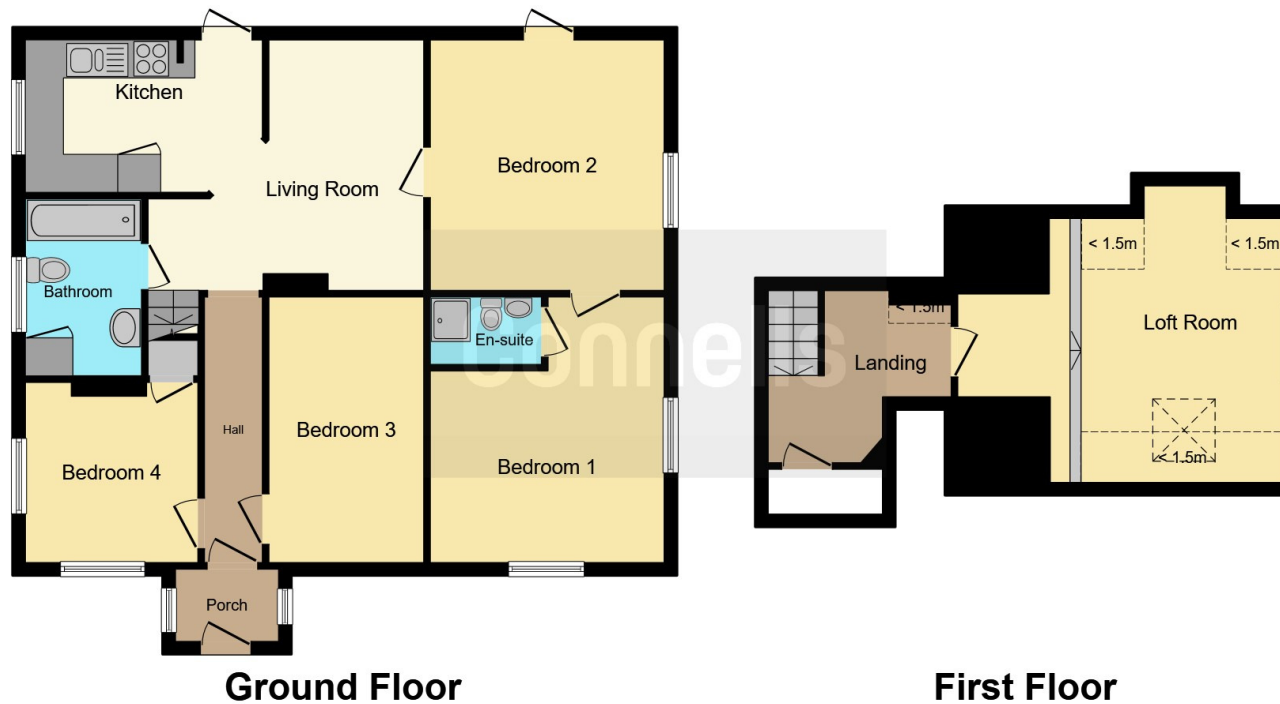
Loft Room

Irregular Shaped Room 16' 5" MAX x 13' 6" MAX (5.00m MAX x 4.11m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/TWL405179



1. 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. 3. 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 buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL405179 - 0005