



**Connells**

Auckland Road  
Tunbridge Wells

# Auckland Road Tunbridge Wells TN1 2HP

for sale offers in excess of  
**£300,000**



## Property Description

This delightful two-bedroom Victorian terrace offers a newly refurbished bathroom and kitchen-diner, blending modern updates with the charm of a period home.

The ground floor features a cosy sitting room, a large kitchen-diner ideal for entertaining, a cloakroom, and a utility room. Upstairs, two bedrooms accompany the recently upgraded family bathroom. To the rear, a low-maintenance courtyard garden provides a private space for relaxation or entertaining.

This home is ideal for first-time buyers, downsizers, or investors seeking a rental-ready property in a popular residential location close to amenities and transport links. Viewing is highly recommended!

Conveniently located in a accommodating residential area, you aren't far from transport links and amenities.

6' 4" x 10' 9" ( 1.93m x 3.28m )

## Bathroom

4' 6" x 7' 7" ( 1.37m x 2.31m )

## Kitchen Diner

Irregular Shaped Room 11' 2" x 11' ( 3.40m x 3.35m)

## Lounge

11' 2" x 11' 2" ( 3.40m x 3.40m )

## Utility

5' 5" x 4' 4" ( 1.65m x 1.32m )

## Bedroom 1

11' 2" x 11' 2" ( 3.40m x 3.40m )

## Bedroom 2















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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01892 547 966**  
**E [tunbridgewells@connells.co.uk](mailto:tunbridgewells@connells.co.uk)**

5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWL405969](http://connells.co.uk/Property/TWL405969)**



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.

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