



Priory Road, Tonbridge, Kent, TN9

Guide Price £325,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this three-bedroom terraced property, set over three floors and situated in the centre of Tonbridge. The property comprises living room and kitchen on the ground floor. To the first floor, there is a large family bathroom and the principle bedroom. To the second floor there are a further two bedrooms. Outside there is a enclosed garden to the rear with a large shed for storage. There is also the potential to create off road parking to the rear of the garden (subject to the necessary planning permissions). The property benefits from being within close proximity to Tonbridge mainline station and high street which offers a range of local shops, supermarkets, cafés, bars and restaurants. The property requires modernisation throughout and an internal inspection comes highly recommended.

Terraced House

Three Bedrooms

Bathroom

Kitchen

Garden

Potential For Off Road Parking

Close Proximity To HS & MLS

Town Centre Location

In Need Of Modernisation

No Onward Chain





**LOCATION: Tonbridge**

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

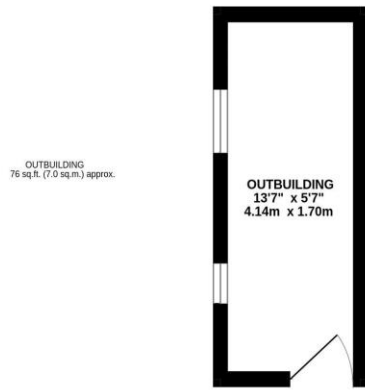
**ADDITIONAL INFORMATION:**

Council Tax Band C

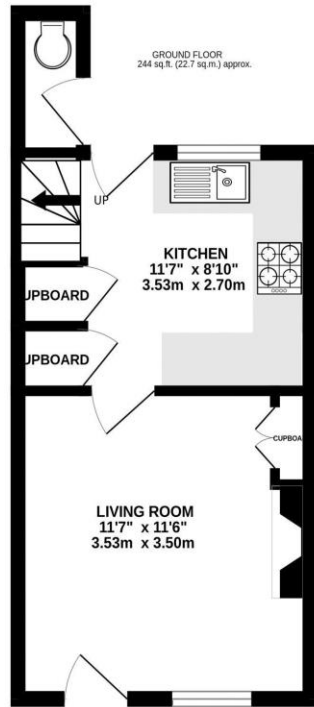
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



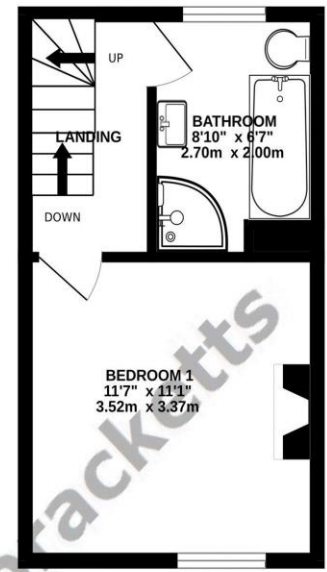
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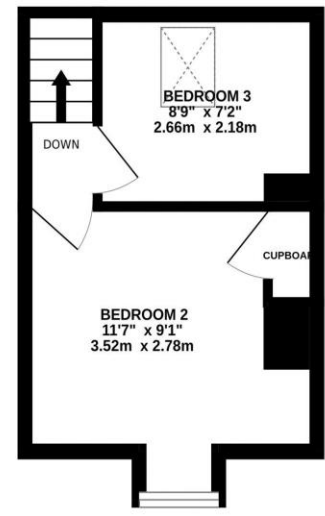
OUTBUILDING  
76 sq.ft. (7.0 sq.m.) approx.



1ST FLOOR  
229 sq.ft. (21.2 sq.m.) approx.



2ND FLOOR  
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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