



Priory Road, Tonbridge, Kent, TN9 2AQ

Guide Price £350,000 - £375,000

When experience counts...

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bracketts

Guide Price £350,000 - £375,000. Offered for sale is this recently refurbished 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 brick built shed for storage and behind the garden is an area of hard standing. 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. There are also a number of local nurseries, primary, secondary and grammar schools within easy access. This great home is being offered for sale with no onward chain and an internal viewing comes highly recommended!

Terraced House

Recently Refurbished

Three Bedrooms

Bathroom

Kitchen

Garden

On Road Parking

Close Proximity To HS & MLS

Town Centre Location

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, 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:

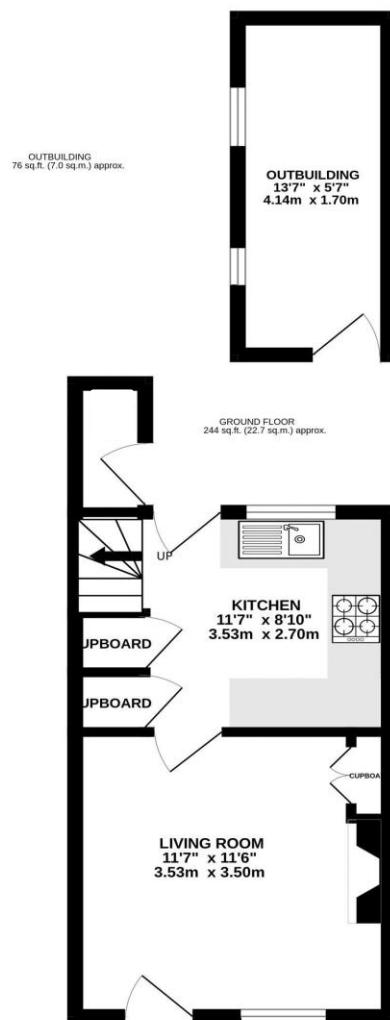
Council Tax Band C

Double Glazed Windows

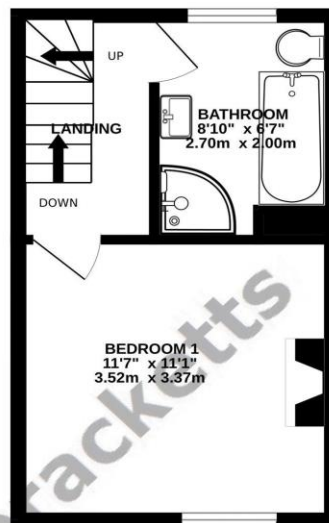
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



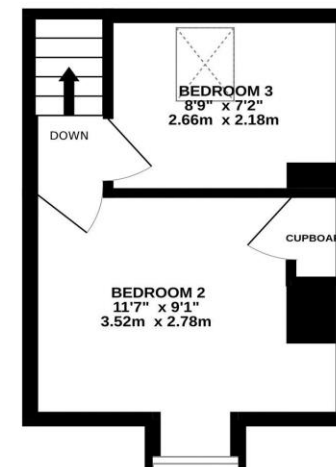
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1ST FLOOR
229 sq.ft. (21.2 sq.m.) approx.



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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