



Alexandre Boyes



13 Forge Road, Southborough, TN4 0EU



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www.alexandre-boyes.co.uk

Entrance Hall, Kitchen, Sitting Room, Dining Room, Two Bedrooms, Bathroom, Garden. No Chain. Cash Buyers Only.

The property is in need of full refurbishment and offers significant potential for an owner-occupier, investor or developer looking for a project to transform. We have been informed that the property has spray foam insulation in the loft space and hence is in need of a new roof.

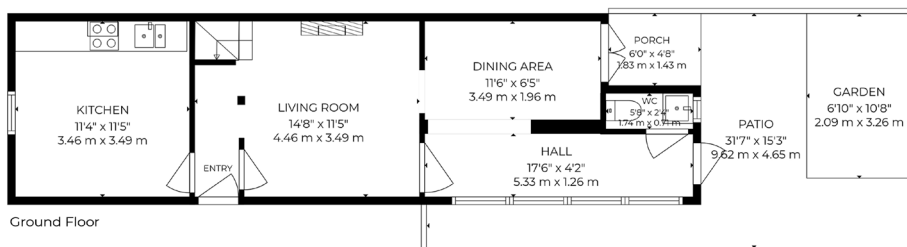
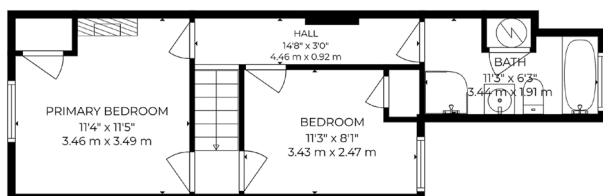
The accommodation currently comprises two bedrooms, with further accommodation providing scope for reconfiguration and modernisation, subject to any necessary consents. The property would benefit from a

comprehensive programme of works, including updating the kitchen and bathroom, redecoration, flooring, electrical and plumbing works where required, and general modernisation throughout.

Forge Road is conveniently positioned within Southborough, with local shops, amenities and transport links nearby. The wider Tunbridge Wells area provides an excellent range of schools, shopping, leisure and recreational facilities.



Alexandre Boyes
SALES | LETTINGS | BLOCK MANAGEMENT



Forge Rd, TN4
2 Bedroom House



Approx. Internal Area
945 Sqft / 88 Sqm

Illustration for identification purposes only.
Measurements are approximate. Not to scale.
Produced by ricksouzaphoto.pro for Alexandre Boyes



IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

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