



1 Hope Villas Goudhurst Road, Tunbridge Wells, TN3 8AE

Offers in excess of £400,000

Goodmove are delighted to present this three bedroom semi detached house to the market.

Accommodation is beautifully presented throughout and briefly comprises a cosy living room, dining room, kitchen, utility room and conservatory. Stairs then lead to the first floor, which offers one bedroom with fitted wardrobes and a house bathroom. Stairs lead to the second floor which offers two more bedrooms. Outside, the property offers pleasant front and rear gardens.

Set on the rural outskirts of Lamberhurst with easy access to Horsmonden, Goudhurst and the A21, there are an abundance of countryside walks as well as good pubs, local independent shops and primary schools in these villages as well as being within easy reach of Bewl Water and many National Trust properties. The Spa town of Royal Tunbridge Wells is 7.8 miles distant with a wide range of major high street chains and smaller independent shops, bars and restaurants as well as the historic Pantiles, two theatres and a leisure complex.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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