



56 The Goodwins, Tunbridge Wells, TN2 5RS

TO LET

£1,500

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TWO BEDROOM SEMI-DETACHED HOUSE WHICH HAS JUST UNDERGONE SUBSTANTIAL REFURB AND IS SITUATED IN A MOST CONVENIENT POSITION, WITHIN A FEW MINUTES WALK OF THE PANTILES IN TUNBRIDGE WELLS, CLOSE TO LOCAL TRANSPORT AND WITHIN CONVENIENT WALKING DISTANCE OF THE TOWN CENTRE

- Open Plan SPACIOUS SITTING ROOM plus DINING AREA
- BATHROOM with Shower
- GARDEN front & rear
- WELL FITTED KITCHEN
- GAS CENTRAL HEATING
- LARGE STORAGE SHED
- TWO BEDROOMS
- TWO ALLOCATED PARKING SPACES

Entrance Porch
with coat hanging space

Sitting Room approx 18'9" x approx 11'8
with Central Heating thermostat, sockets plus media aerial point, staircase leading off to 1st floor

Kitchen Area approx. 10'0" x approx 4'11"
with Dining Area approx. 11'8" x approx. 5'11" with a range of wall and floor cupboards, stainless steel sink unit with mixer tap, Electric oven/gas hob with extractor above, washing machine, vinylay flooring , door to garden, door to store cupboard housing gas warm air central heating unit

First Floor
landing with loft access

Bedroom One approx 11'7" x approx 11'2"
with storage alcove

Bedroom Two approx 11'7" x approx 7'10"
with built in wardrobe

Bathroom
brand new suite comprising panelled bath with shower over, vanity unit, low level toilet, internal cupboard containing hot water cylinder, immersion heater and shelving

THE PROPERTY HAS RECENTLY BEEN REDECORATED
THROUGHOUT PLUS
A NEW BATHROOM INSTALLED AND NEW CARPETING FITTED

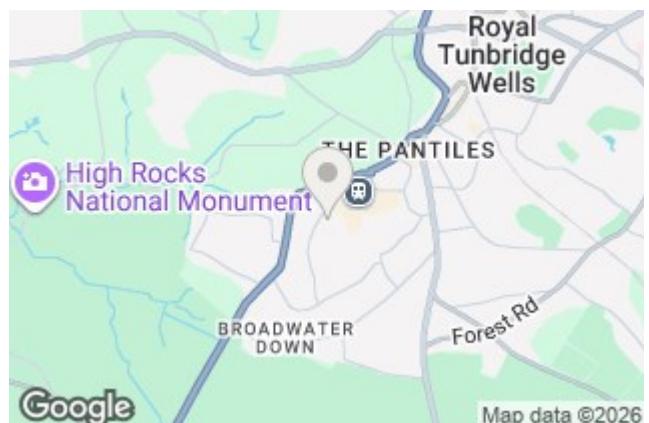
Outside
Front of the property with a hedge boundary encompassing a small garden with pathway to Entrance Door. At the rear of the house there is a further area of garden, part paved and partly laid with

borders plus a large shed for storage. To the side of the house are two allocated parking spaces.

Directions
from our offices proceed South to Tunbridge Wells, passing through the town and heading towards the A26 Eridge Road. Follow this road going over the roundabout (ignoring the left turning to Sainsburys) and take the next left into Broadwater Lane. Go under the Railway Bridge, take the second right into The Goodwins, bear round to the right and number 56 is the last house to the left

This property is Council Tax Band C with Tunbridge Wells Borough Council.

Your deposit will be protected under the Tenancy Deposit Scheme. Ibbett Mosely LLP is a member of the Property Redress Scheme.



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