



**Connells**

Canterbury Road  
Pembury Tunbridge Wells



## Property Description

This spacious three-bedroom mid-terraced property offers a fantastic opportunity for those looking to undertake a full renovation and create a home tailored to their own tastes and requirements. Requiring comprehensive modernization throughout.

Inside, the accommodation comprises a generous living and dining area, providing ample space for entertaining or relaxing with family. The open-plan kitchen offers a flexible layout that could be transformed into a stylish and functional heart of the home. Upstairs, you'll find three well-proportioned bedrooms, each offering good natural light and scope for reconfiguration or enhancement. The bathroom, while in need of updating, is a blank canvas ready for a contemporary redesign.

Externally, the property benefits from both front and rear gardens, which could be landscaped to create attractive outdoor spaces for leisure or entertaining. The home is conveniently located, with easy access to local amenities, schools, transport links, and green spaces, making it a practical choice for families, investors, or those looking to settle in a well-connected area.

Whether you're a seasoned renovator or a first-time buyer with a vision, this property represents a rare chance to put your personal stamp on a home and unlock its full potential.

## Ground Floor

### Entrance Hall

### Lounge

24' 4" x 14' 1" ( 7.42m x 4.29m )

### Dining Room

14' 7" x 9' 4" ( 4.45m x 2.84m )

### Kitchen

24' 3" x 14' 1" ( 7.39m x 4.29m )

### Bathroom

### First Floor

### Landing

### Bedroom One

14' 1" x 10' 10" ( 4.29m x 3.30m )

### Cloakroom

### Bedroom Two

12' 10" x 7' 10" ( 3.91m x 2.39m )

### Bedroom Three

9' 10" x 6' 7" ( 3.00m x 2.01m )

### Outside

### Front Garden

### Rear Garden

### Agent Notes

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.









**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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5 Vale Road  
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EPC Rating: D    Council Tax  
 Band: D

Tenure: Freehold

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