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 **KMJProperty**
Your local independent Estate Agent

Cranwell Road, Rusthall, Tunbridge Wells

Offers In Region Of £250,000

2 1 1



This 2 bedroom mid terrace house is the perfect opportunity for first time buyers or investors looking for a property to renovate and upgrade.

Approaching the property you are presented with an ample sized front garden and paved walkway.

Upon entering the property, you are welcomed with an entrance hall, on your right you are greeted by a large open plan living/dining area along with 4 large windows allowing natural light to fill the room. This shows off how spacious the area is and the endless opportunities this space can offer.

Following through back to the hallway, straight ahead of you through a sliding door is the bright kitchen area with plenty of storage and access into the rear garden.

The rear garden is again presented with walkway, a garden shed, plenty of greenery and fruit trees.

Ascend the stairs to the first floor, where you'll discover two bedrooms of good size both with large windows. The main bedroom has a built in storage cupboard and the second bedroom is accompanied with built in wardrobe space.

Additionally ascending onto the landing there is a family bathroom with a shower over bath.

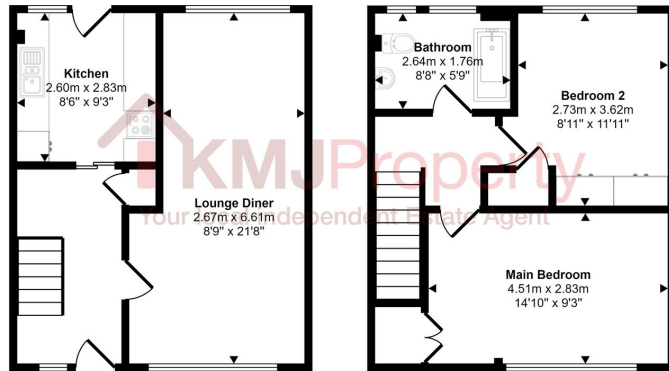
This property is not of typical construction, the property is what is known as a Hawthorn & Lesley Construction, constructed out of concrete and steel.

This property is situated just a 5 minute walk into Rusthall village which offers a huge range of amenities.

Tunbridge Wells train station is just a short 8 minute drive away. Tunbridge Wells is home to some of the most well regarded secondary schools in the area.



Approx Gross Internal Area
72 sq m / 778 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft

First Floor
Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Mid Terrace House

- Village Location

- 2 Bedrooms

- Front & Rear Gardens

- Requires Updating

- Hawthorn & Leslie Construction

- EPC C

- Council Tax B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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AWARDS
2023
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