

## 3 St Pauls Street Rusthall, TN4 8RJ









*TW* <u>Property</u> <u>34</u> Monson Road, Tunbridge Wells, Kent. TN1 1LU 01892 530109 – <u>sales@tw-property.co.uk</u> – <u>lettings@tw-property.co.uk</u>



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Accommodation...

℘ Lounge ()

- Ø Kitchen breakfast room ()
- Rear Lobby ()
- () Bedroom ()

() Bedroom ()

- () Bathroom ()
- () Garden ()

## The Property...

## The Features...

- No onward chain
- Council Tax band B
- ℘ Courtyard
- ℘ Central Heating

This 2-bedroom terrace property, located just off of Rusthall high-street, could be an ideal purchase for bothfirsttimebuyersandthoseseekinganinvestmentopportunity.

The property boasts a well sized lounge which provides ample space for dining, socialising and relaxing. Moving into the modern kitchen/ breakfast room which comes with appliances and a generous amount of cupboard space.

The property benefits from a private courtyard, accessed from the rear lobby, with space for a table and chairs. Heading upstairs, there is a sizeable double bedroom and a single bedroom, that overlooks the courtyard, which benefits from built-in for clothes а rail storage. family bathroom has a over bath and is finished with marble The shower tiles. Rusthall Village is home to an eclectic mix of amenities including a bakery, butchers, hardware store and convenience stores. Rusthall Common provides a seemingly never-ending number of woodland walks and provides an authentic village lifestyle. The area is well connected to the centre Tunbridge Wells via frequent services which Tunbridge Wells Station. bus serve



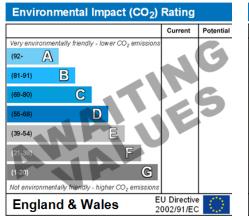
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## Summary...

2 bedroom house in a Village location



Total area: approx. 56.0 sq. metres (602.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92- A (81-91) B		90
(69-80) C	72	
(55-68)		
(39-54)		
(21-38)		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		





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