



**TW Property**

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# 3 St Pauls Street Rusthall, TN4 8RJ



## £299,950 Freehold



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## Accommodation...

- ⌘ Lounge ()
- ⌘ Kitchen breakfast room ()
- ⌘ Rear Lobby ()
- ⌘ Bedroom ()
- ⌘ Bedroom ()
- ⌘ Bathroom ()
- ⌘ Garden ()

## The Features...

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

## The Property...

This 2-bedroom terrace property, located just off of Rusthall high-street, could be an ideal purchase for both first time buyers and those seeking an investment opportunity.

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 a built-in rail for clothes storage. The family bathroom has a shower over bath and is finished with marble 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 bus services which serve Tunbridge Wells Station.





# Summary...

2 bedroom house in a Village location



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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
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