



## 99 Nelson Avenue (Rent), Tonbridge, TN9 1XB

£1,450 Per month

Jack Charles is pleased to present this charming two-bedroom terraced home, ideally located just a short walk from the High Street and mainline station.

Set across three floors, this well-maintained property offers flexible living space, including a versatile attic room accessed via the second bedroom. Recent improvements include the addition of a stylish new porch, enhancing both curb appeal and functionality.

The ground floor features a welcoming entrance porch, a separate dining room, and a comfortable sitting room that flows into a bright, modern kitchen. A contemporary bathroom completes this level. On the first floor, you'll find two generously sized double bedrooms, with access via cabin steps to the spacious and adaptable attic room, perfect as a home office, studio, or additional living space.

Externally, the home benefits from a neat, paved front garden and a low-maintenance rear garden, also paved, with access to a rear pathway reserved for residents.

Available for immediate occupation, this attractive home combines convenience, character, and comfort, ideal for professional tenants or small families.

- Terraced House
- Two Bedrooms
- Attic Room
- Sitting Room
- Living Room
- Kitchen
- Ground Floor Bathroom
- Garden
- Close To MLS & High Street
- Viewing Recommended

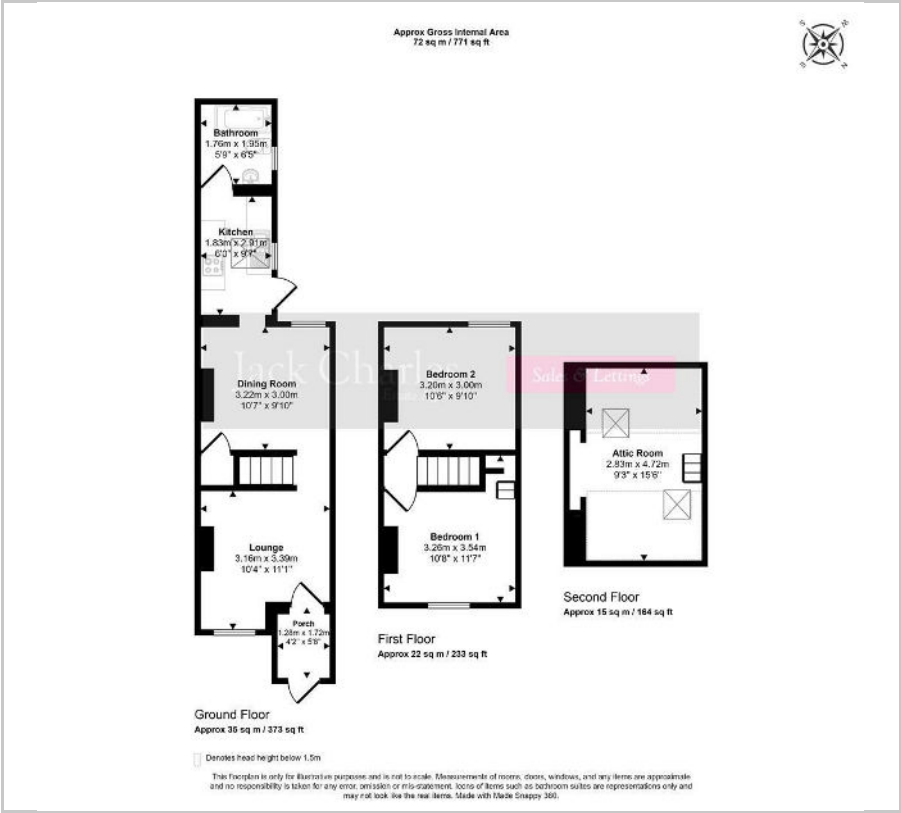
### Viewing

Please contact our Jack Charles Tonbridge Office on 01732 75 75 80 if you wish to arrange a viewing appointment for this property or require further information.





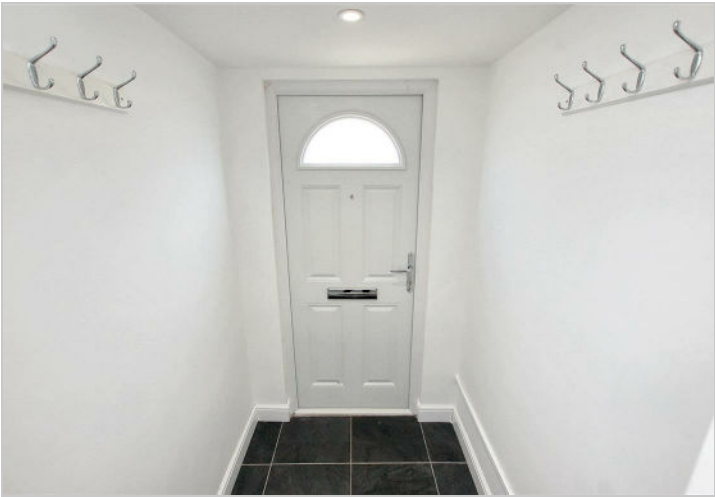
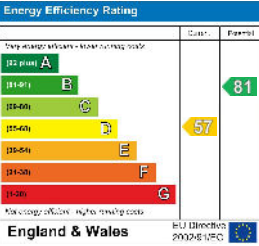
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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