



## 77 Clifton Road, Tunbridge Wells, TN2 3AT

£1,550 Per month

Jack Charles are delighted to offer TO LET this smart 3-bedroom mid terrace, in Tunbridge Wells. The property is arranged over two floors to provide a living room, separate dining room and kitchen which leads out to the rear garden on the ground floor. The first floor comprises a family bathroom with a shower over a bath, and three bedrooms including two double rooms and one smaller bedroom / study. Externally, the Property benefits from side access, a small front garden and a generously sized rear garden which is predominantly laid to lawn with a small patio area by the kitchen and backs onto the railway line. There is side access which is shared. GSH and UPVC windows contributing to an EPC rating of C. Viewings are recommended to avoid disappointment. Available now!

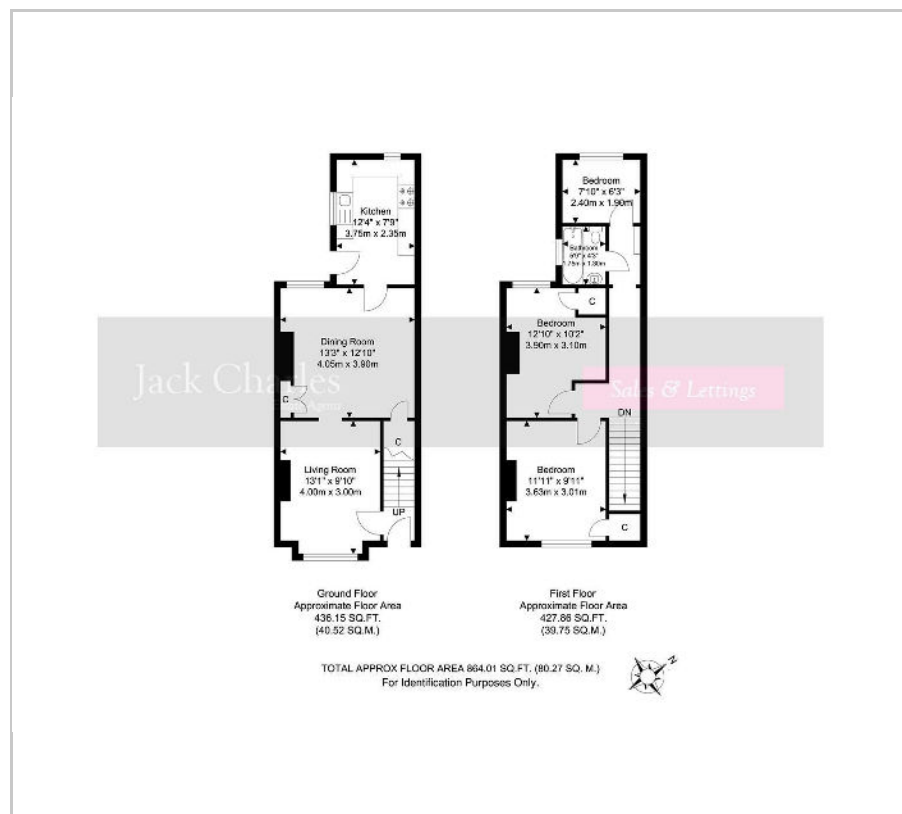
- 3 Double Bedrooms
- Dining Room
- Living Room
- Bathroom
- Garden
- Kitchen
- Walking distance to Train Station
- Readily Available

### Viewing

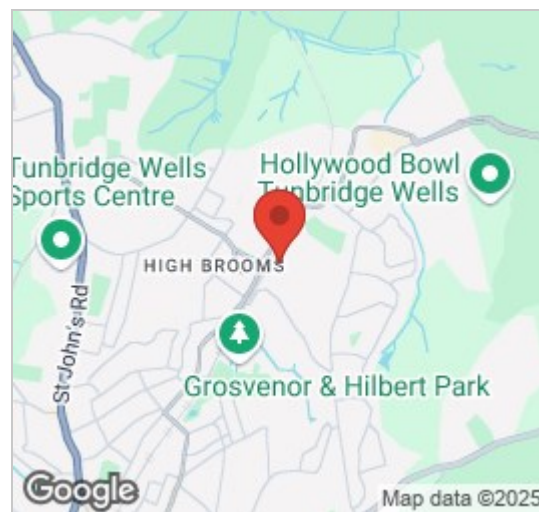
Please contact our Jack Charles Tonbridge Office on 01732 75 75 80 if you wish to arrange a viewing appointment for this property or require further information.



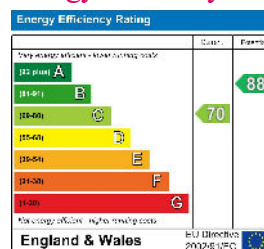
## Floor Plan



## 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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