



14c Lower Green Road, Tunbridge Wells, TN4 8TE

Jack Charles

Guide Price £430,000 - £460,000

Jack Charles
Estate Agents

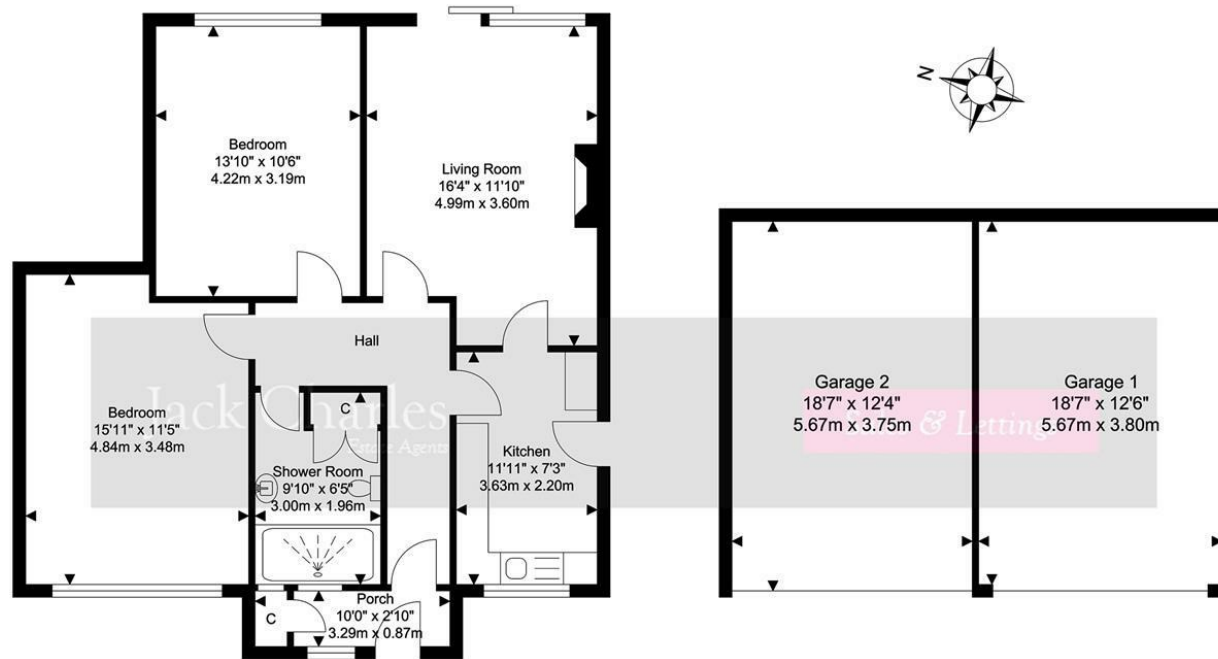
Sales & Lettings

- Guide Price £430,000 - £460,000
- Lounge / Dining room
- Parking

- Detached 2 Bedroom Bungalow
- Shower Room
- Tucked Away Position

- Kitchen
- Double Garage
- Low Maintenance Rear Garden

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
784.15 SQ.FT.
(72.85 SQ.M.)

Garage
Approximate Floor Area
466.93 SQ.FT.
(43.38 SQ.M.)

TOTAL APPROX FLOOR AREA 1251.08 SQ.FT. (116.23 SQ. M.)
For Identification Purposes Only.

Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
92 plus	A		82
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	22	
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this detached bungalow situated in a tucked away position close to Rusthall Common. The property has the benefit of a long drive way and gives access to two open garages. Internally the accommodation comprises from an entrance hall, living / dining room, kitchen, shower room and two bedrooms. Outside the garden is laid to artificial grass and is enclosed by panel fencing. Viewings are recommended.

Location

The property is located in Rusthall village which has a good mix of independent retailers, a popular school and the pretty Rusthall Common. Nearby Tunbridge Wells itself has a far wider mix of social, retail and educational facilities including two theatres, multiple shopping opportunities at both North Farm Retail Park and the Royal Victoria Place Shopping Centre, alongside a host of independent retailers, restaurants and bars between the Pantiles and Mount Pleasant. Tunbridge Wells has two main line railway stations connecting to London and the south coast.





Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

