



PRESENCE & Co.

Hunt Road, Tonbridge
£350,000

2 bedroom semi-detached house for sale | Freehold **SSTC**

This two-bedroom semi-detached property is located in North Tonbridge and presents an excellent opportunity for first-time buyers or those looking to refurbish. While it would benefit from some updating, it is in good overall condition.

Inside, the entrance hallway leads to an open-plan lounge and dining area, complete with sliding doors that open onto the rear garden. The kitchen is equipped with both low and high-level cupboards, a gas oven, fridge, and freezer. Additional features include gas central heating, double glazing, and loft space for extra storage.

Upstairs, there are two bedrooms and a family bathroom with a shower over the bath.

The property features a driveway with space for two cars, a front garden, and a rear garden primarily laid to lawn with additional outdoor storage. The property is available with no onward chain.

*Please note - a person of connected interest with the sale of this property.

Tenure: Freehold

No chain

Parking options: Off Street

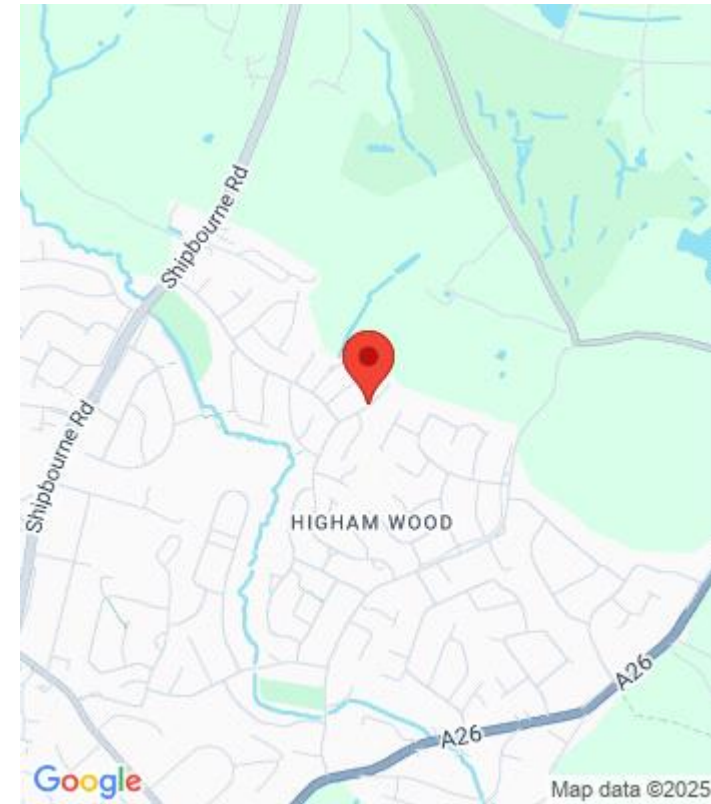
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Hunt Road, Tonbridge, TN10

Approximate Area = 744 sq ft / 69.1 sq m (excludes lean to)
 Outbuildings = 61 sq ft / 5.6 sq m
 Total = 805 sq ft / 74.7 sq m
 For identification only - Not to scale



GROUND FLOOR **FIRST FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n6/hec0m 2024. Produced for Presence & Co. REF: 1156209

RICS Certified Property Measurer

PRESENCE & CO.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	85

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.