



33 Southwood Road, Tunbridge Wells, Kent TN4 8SR  
Guide Price £325,000 Freehold

When experience counts...

est. 1828  
**bracketts**

Coming to the market with the benefit of NO ONWARD CHAIN and in the very sought-after village of Rusthall, we are delighted to be offering this semi-detached house for sale being priced for modernisation.

There is a reception room to the front with stairs to the first floor and open plan to the dining room which has a door to the rear garden. The dining room, in turn, leads to the kitchen with a door to the garden. The first floor has two double bedrooms and a large bathroom. The rear garden is now in need of green fingered attention.

This is an ideal opportunity to remodel and redesign a property to one's own taste and specification.

- No Onward Chain
- Semi Detached
- Through Reception / Dining Room
- 3 Bedrooms
- Village Location
- Garden
- Priced for Modernisation





### LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

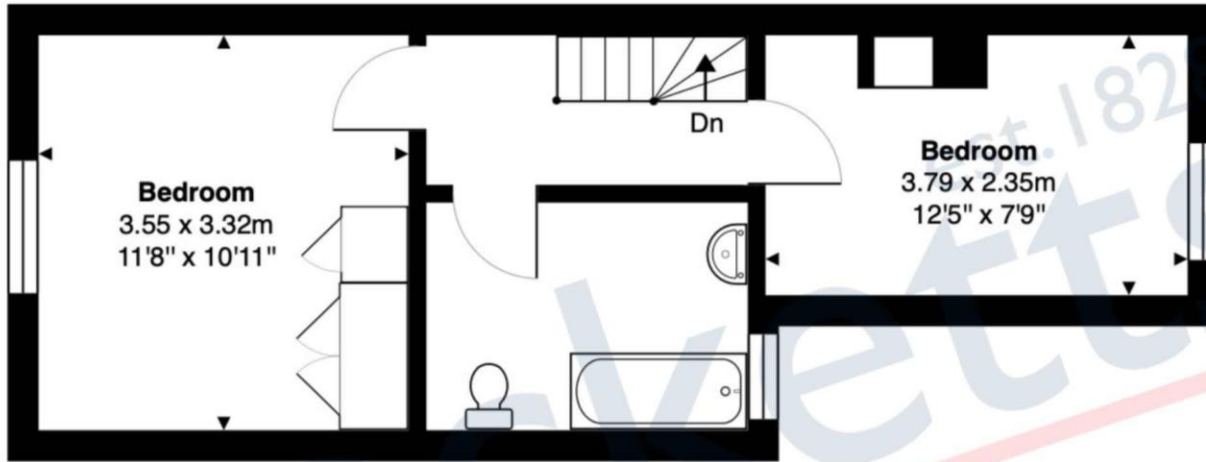
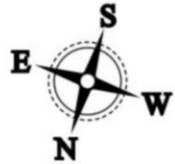
### Additional Information:

Council Tax Band: C

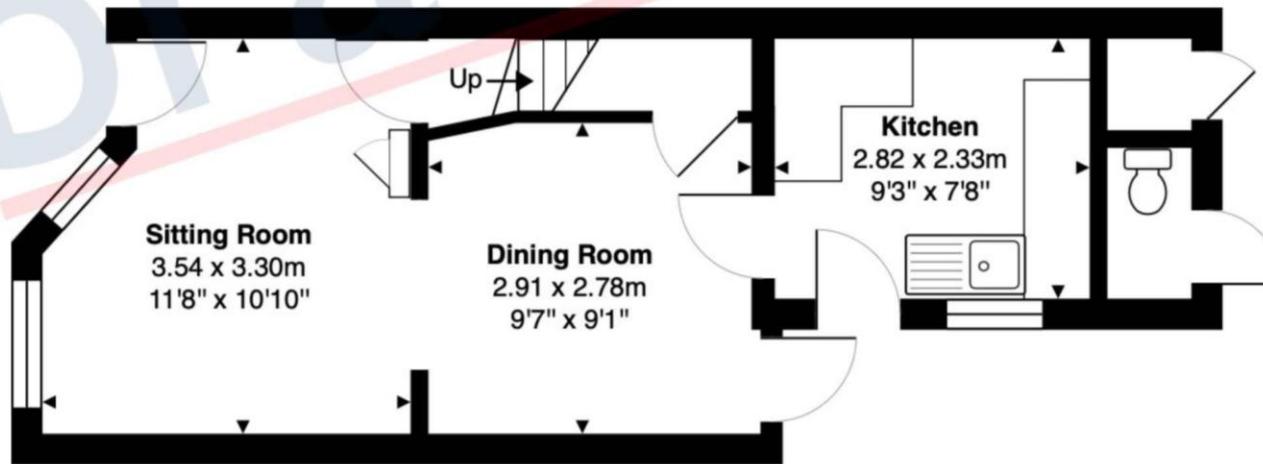


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Gross Internal Area Approx 62.4 sq m / 671 sq ft



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	