



70 Cleveland, Tunbridge Wells, Kent TN2 3NH

Guide Price £399,950 Freehold

When experience counts...

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NO ONWARD CHAIN; Located in the favoured St James' area is this end-of-terrace three bedroom home, priced to allow for some cosmetic updating. This home is in a pleasant area, set well back from the road and enjoying an elevated position with views to the horizon. There is gas fired, warm air heating, double glazing and neutral décor. The fitted kitchen has some integrated appliances and overlooks the rear garden. The through reception room enjoys a front-to-back aspect. On the first floor are three bedrooms and a family bathroom. There is a small lawned front garden, side access and rear garden with patio immediately at the back of the house, which leads onto the lawn. At the rear of the garden is a gate to a rear twitten, which on turning right leads to a block of garages and this house is conveyed with the penultimate garage on the right hand side.

- End-of-Terrace
- St James' Area
- 2 Reception Rooms
- Fitted Kitchen
- 3 Bedrooms
- White Bathroom
- Lawned Garden
- Warm Air Heating
- Double Glazing
- Garage En Bloc





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. 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:

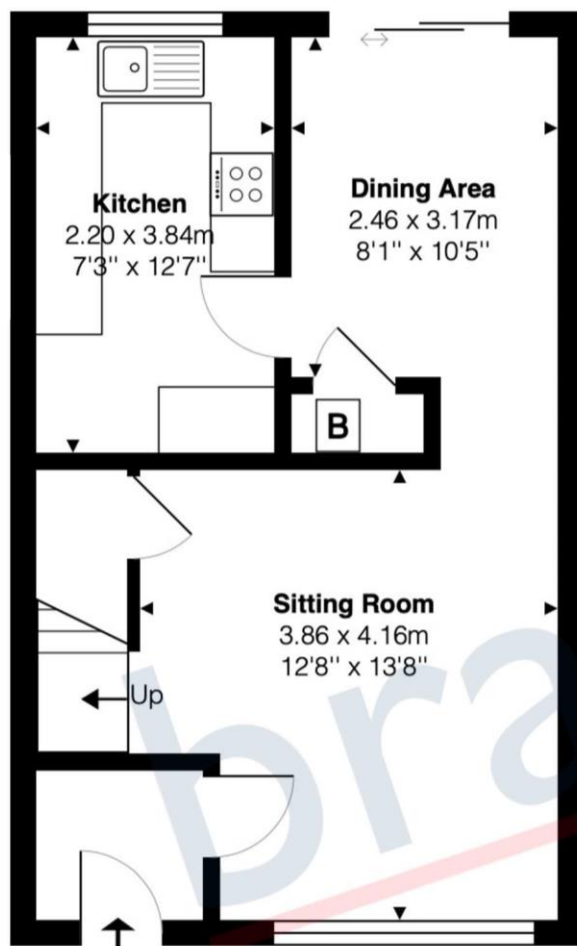
Council Tax Band: D



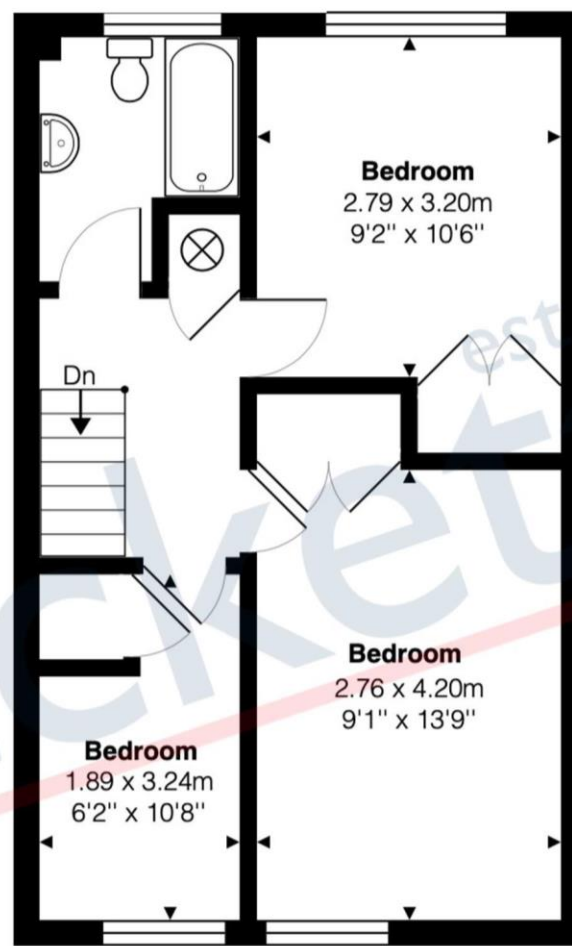
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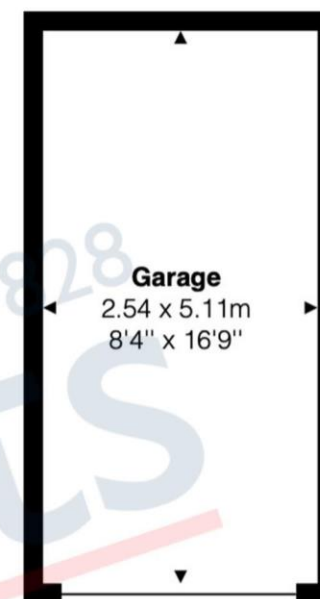
Gross Internal Area
Approx
846 sq ft (78.6 sq m)
 (Excluding Garage)



Ground Floor
Approx Internal Area
423 sq ft (39.3 sq m)



First Floor
Approx Internal Area
423 sq ft (39.3 sq m)



Garage
Approx Internal Area
140 sq ft (13 sq m)
 (Not Shown In Correct
 Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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		
England & Wales		
EU Directive 2002/91/EC		
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