



13 Dernier Road, Tonbridge - TN10 3EN

Guide Price £325,000

**bracketts**  
est. 1828



## 13 Dernier Road

Tonbridge, Tonbridge

- Close to Local Amenities
- Kitchen
- Sitting Room
- Victorian Terrace
- Viewing Highly Recommended
- No Onward Chain
- Dining Room
- Rear Garden With Access to Rear
- Two Bedrooms

GUIDE PRICE £350,000 – £375,000

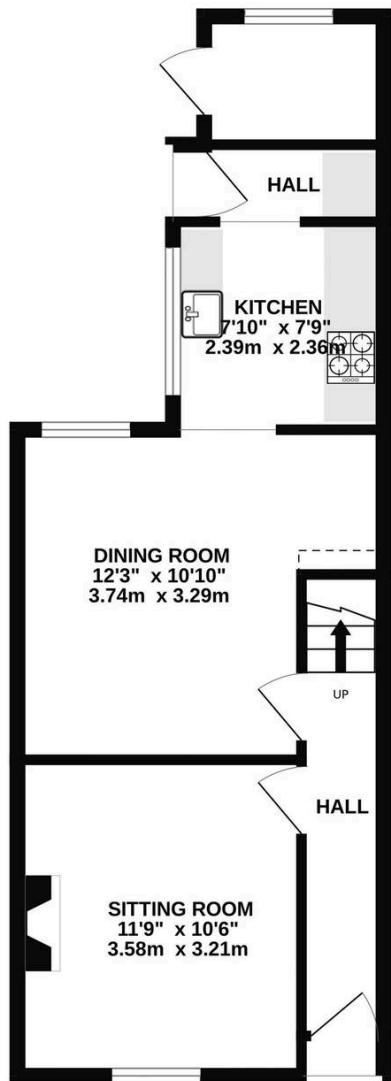
Offered for sale is this two-bedroom family home that has been upgraded with modern amenities. Forming part of a quiet residential road in a centrally located position close to coveted schools, local amenities and main line station. The property comprises, entrance hall, sitting room, dining room, fitted kitchen and rear lobby with door to garden and space for washing machine. To the first floor there is a large family bathroom and two bedrooms. Subject to some reconfiguration and a smaller bathroom the property could be made into a 3 bedroom property. Externally the property offers a rear garden with access to the rear. Offered with no onward chain we recommend viewing at your earliest convenience.

Council Tax band: C

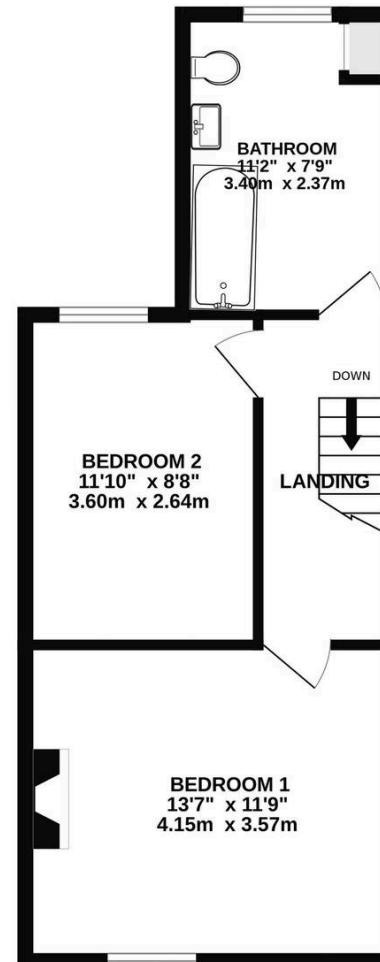
Tenure: Freehold



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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