



Goldsmiths Kennels Eridge Road, Groombridge – TN3 9NL
Tunbridge Wells

Guide Price £625,000
bracketts
est. 1828



Goldsmiths Kennels Eridge Road

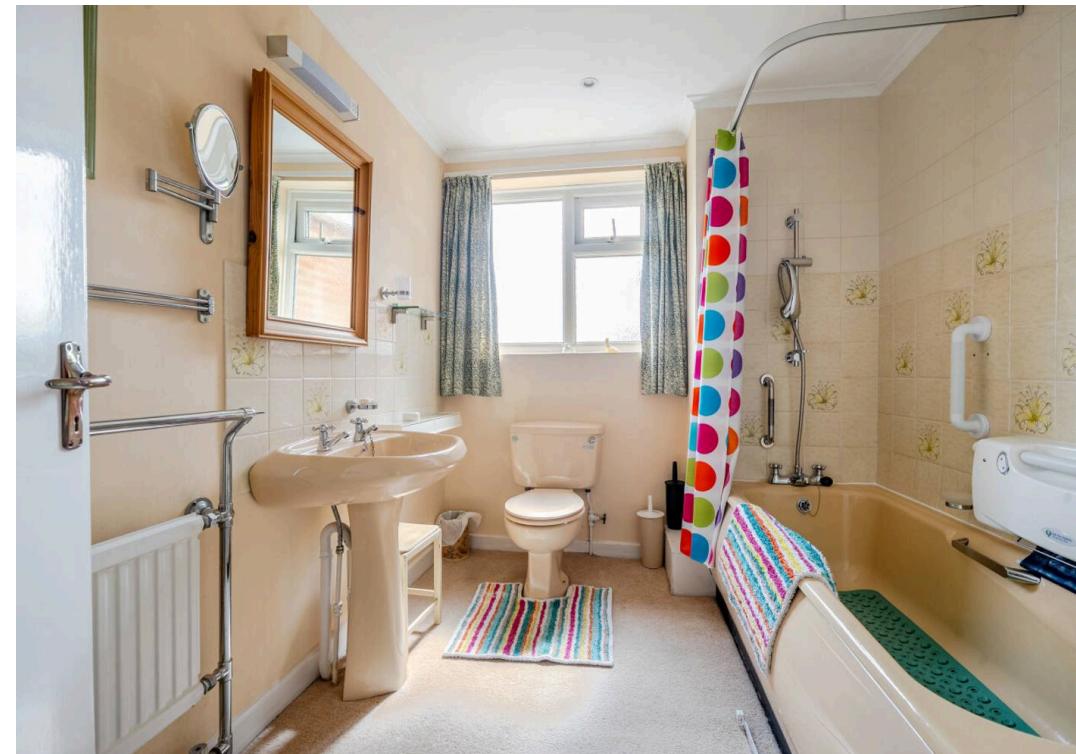
Groombridge, Tunbridge Wells

Bracketts are delighted to offer for sale this semi-detached cottage that is offered for sale free of any forward chain and enjoys an enviable rural location, heaps of potential and 2 significant outbuildings. The property has been priced to reflect its current condition requiring updating and modernisation; however, it affords enormous potential and the most fantastic, far reaching rural views to the south. The ground floor accommodation comprises an entrance porch, L-shaped reception room, a kitchen/breakfast room with double drainer sink and pantry, a sunroom with fine views and a cloakroom and WC. Upstairs there are 3 double bedrooms, the second of which is accessed via a dressing area, shower cubicle, bathroom and WC. Accessed from Eridge Road is a substantial garage/workshop with light and power and tucked in the opposite corner of the garden a brick workshop with a pitched tile roof.

Council Tax band: F

Tenure: Freehold





Eridge Road, Groombridge, Tunbridge Wells, TN3



Approximate Area = 1521 sq ft / 141.3 sq m

Garage = 390 sq ft / 36.2 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 2017 sq ft / 187.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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