



6 Cleeve Avenue, Tunbridge Wells, Kent TN2 4TY

Price Range: £550,000 - £575,000 Freehold

When experience counts...

est. 1828
bracketts

Coming to the market with the benefit of NO ONWARD CHAIN and in a very sought-after cul-de-sac location within the Hawkenbury area of Tunbridge Wells, this detached bungalow is priced for modernisation. There is a large reception room to the front, adjacent to the spacious kitchen / dining room and bedroom 3 / dining room to the side. There is a separate bathroom and cloakroom, plus an attached garage with rear pedestrian door. Patio doors lead to the rear garden with patio and lawn, with mature shrubs - now in need of green fingered attention. There is off street parking at the front and this property has the added benefit of the grass verge immediate over the road.

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

- No Onward Chain
- Detached
- Cul de Sac Location
- Garage
- Parking
- Garden
- Large Reception
- Kitchen / Dining Room
- Priced for Modernisation
- 3 Bedrooms





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.

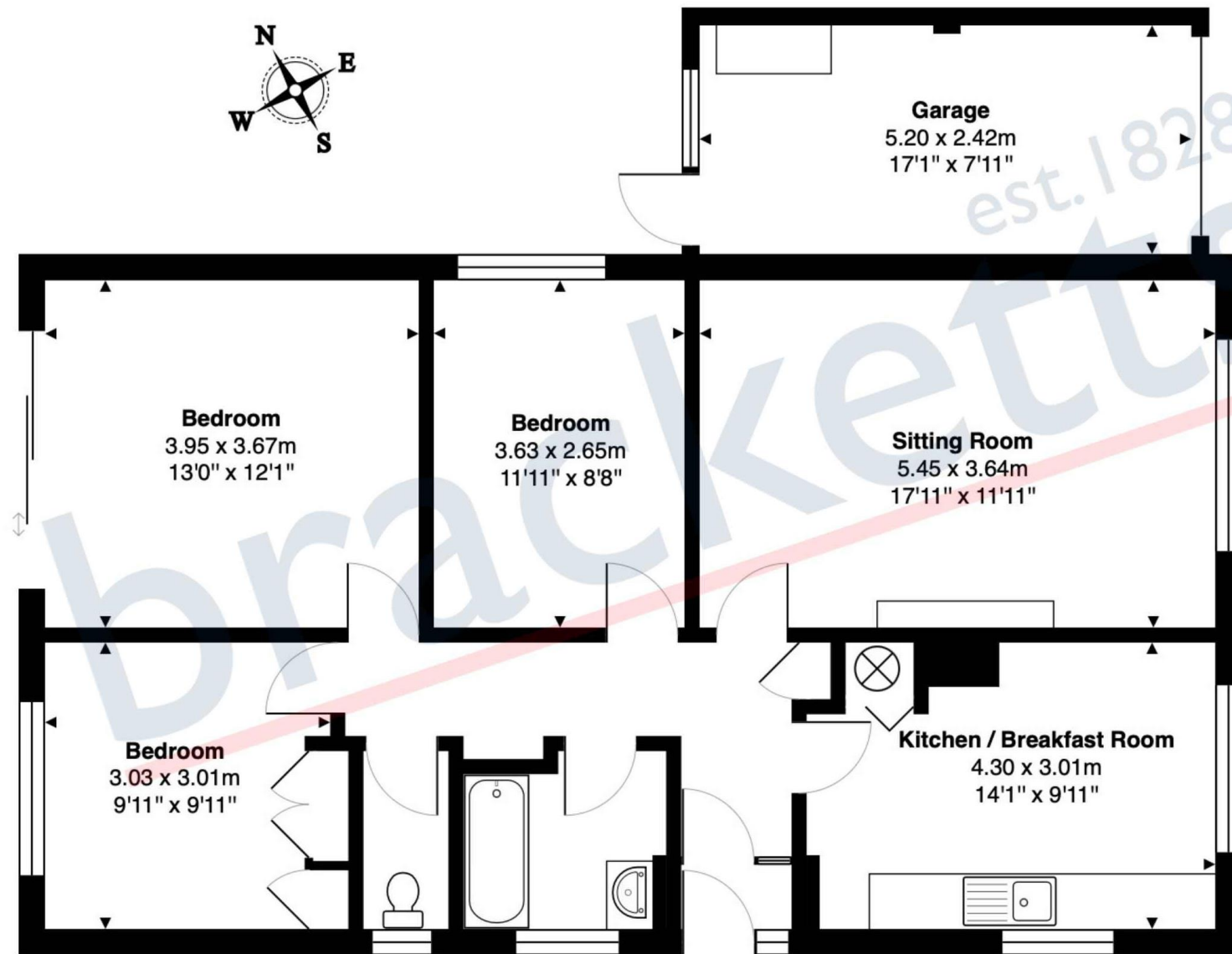
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:
Council Tax Band: E



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Gross Internal Area Approx 98.9 sq m / 1065 sq ft
(Including Garage)



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