



Legg & Co
SALES AND LETTINGS

Fairfield Close |
Tonbridge | TN9

MODERN PROPERTY | MID TERRACE HOUSE | TWO BEDROOMS | NEW WINDOWS AND DOORS | FAR REACHING VIEWS |

OFF ROAD PARKING

Guide Price £350,000 - £360,000 | Freehold

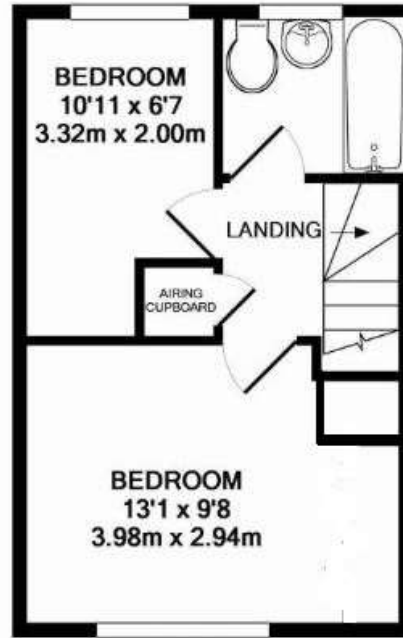
Legg & Co are delighted to offer for sale this very well presented and recently improved mid-terrace two bedroom property. Located in a popular area of South Tonbridge within walking distance to the town centre the property comprises of a porch with large storage cupboard, entrance hallway, large open plan sitting room with large under stairs cupboard, modern fitted kitchen with appliances to include fridge freezer, washing machine, oven and hob. To the first floor there is a large Master bedroom, further bedroom, modern three-piece suite bathroom, airing cupboard and access to the loft. Outside there is a private rear garden with decked and grass areas, residents path giving access to the front, an allocated parking space and areas for visitors parking. The windows in the property have recently been replaced throughout, had a new bathroom fitted and upgrades to the kitchen. We strongly advise booking to view this property!





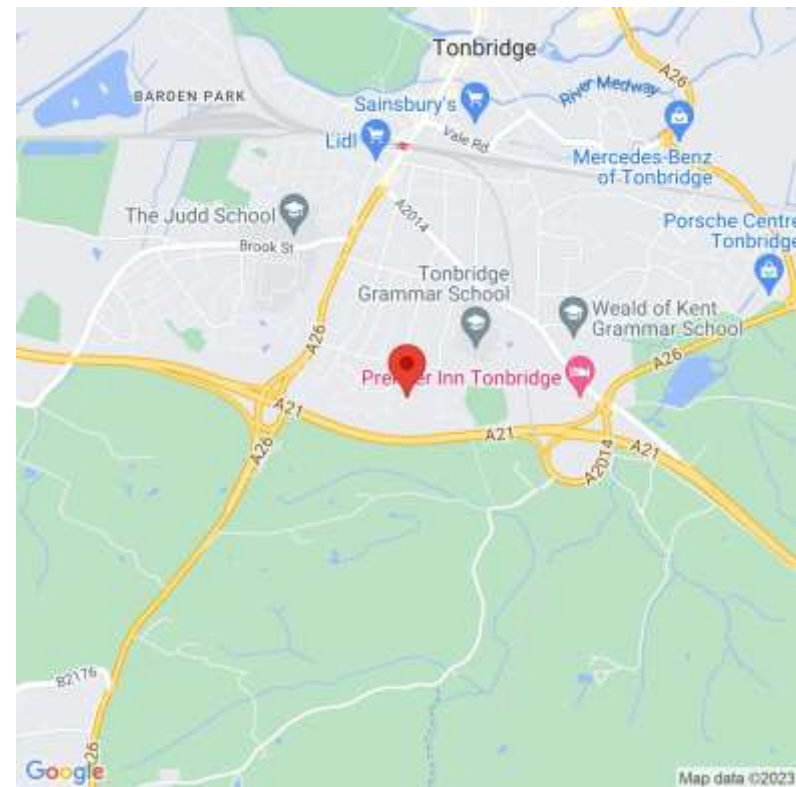


GROUND FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 266 SQ.FT.
(24.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)
Made with Metropix ©2014



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Legg & Co Property Limited

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

