



**Liptraps Lane, Tunbridge Wells,**  
**Guide Price £425,000 Freehold**

- Three bedroom semi detached family home
- Modernisation and updating required
- Two reception rooms
- Popular residential location
- Good size rear garden
- Off road parking with garage
- EPC:D
- NO CHAIN



Three bedroom semi detached family home offering the new owners a great opportunity to purchase a property to update, decorate and finish to your own style and taste. Requiring modernisation the property consists of porch, hallway, living room, dining room and kitchen whilst upstairs are three bedrooms, shower room and WC. The property also comes with a garage and off road parking. Additionally the garden is a good size with three sheds and two greenhouses to remain. Double glazing and gas central heating. The property is situated in a popular residential area of Tunbridge Wells. EPC:D NO CHAIN.

### Viewing Information

To view this property please call David Waight at Mother Goose Estate Agency Ltd

### Ground Floor

You enter the property through a porch ideal for shoes, coats etc, into the hallway. To the right the door takes you into the living room with sliding doors taking you through to the dining room with patio doors leading out to the rear garden. From here you access the good size kitchen with a range of wall and base units and space for all appliances. The back door takes you out to the rear garden. Back into the hallway and stairs lead up to the first floor.



### First Floor

There are three bedrooms, two with fitted wardrobes. There is also a large shower room and separate WC.

### Outside

Front garden

Set back well from the road there is an area of lawn and some mature shrubs. This property also benefits from off road parking and a garage with power.

Rear garden

A good size private rear garden with three sheds and two greenhouses to remain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



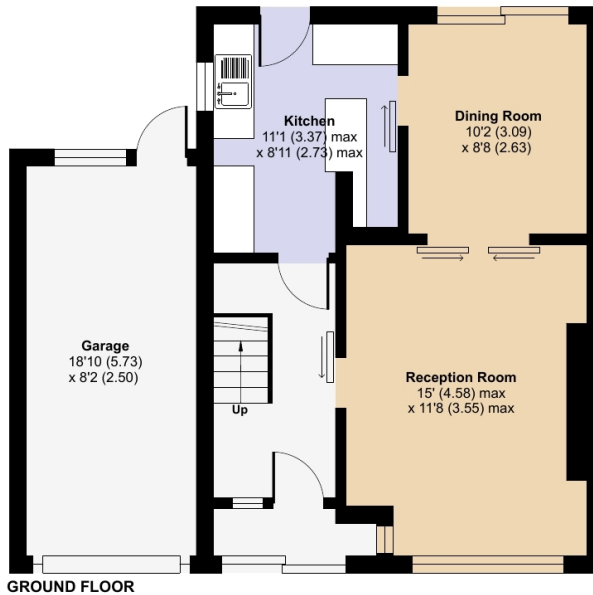
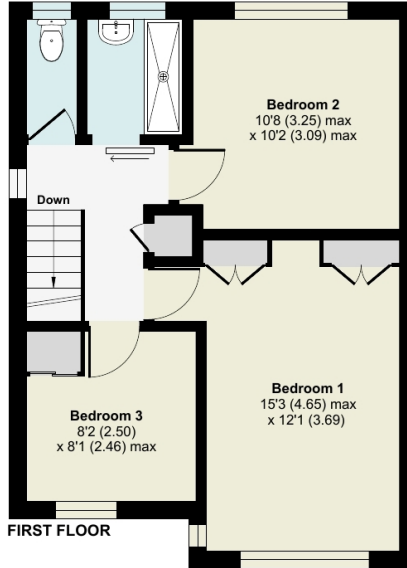
# Liptraps Lane, Tunbridge Wells, TN2

Approximate Area = 905 sq ft / 84 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1165083