



Price
£350,000

Freehold

3x  1x  2x 

**Mercer Street,
Tunbridge Wells, Kent,
TN1**

Wards
Helping you move forwards



Main features

- Versatile family home situated over 4 floors
- Potential to adapt and improve the current layout to suit your needs
- Charming easy to maintain rear garden
- Walking distance to Tunbridge Wells Town Centre

Accommodation

GROUND FLOOR

Lounge: 15'7 x 10'4 (4.75m x 3.15m)
Internal Hallway
Bathroom: 9'1 x 8'1 (2.77m x 2.47m)

LOWER GROUND FLOOR

Kitchen/Diner: 16'2 x 10'6 (4.93m x 3.20m)
Cloakroom
Utility : 10'5 x 5'4 (3.18m x 1.63m)

FIRST FLOOR

Landing
Bedroom 1: 10'9 x 10'5 (3.28m x 3.18m)
Bedroom 2: 10'5 x 10'4 (3.18m x 3.15m)

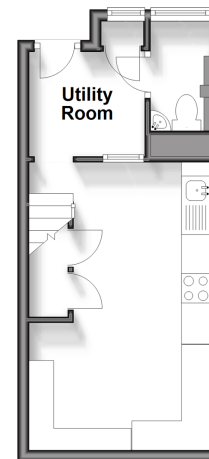
SECOND FLOOR

Bedroom 3: 16'2 into eaves x 10'2 into eaves (4.93m x 3.10m)

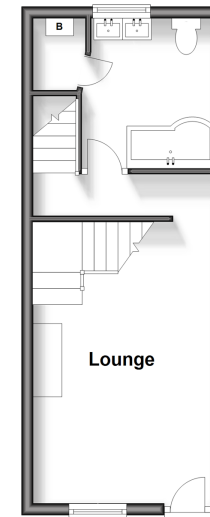
OUTSIDE

Rear Garden

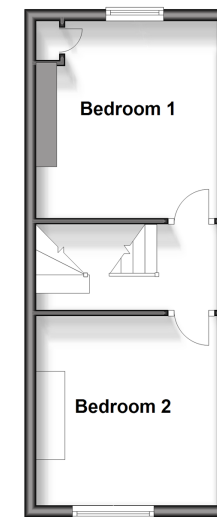
Lower Ground Floor
Approx. 22.4 sq. metres (240.7 sq. feet)



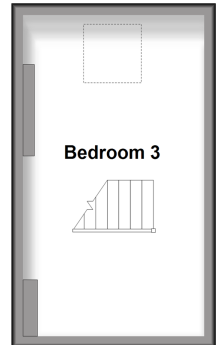
Ground Floor
Approx. 26.0 sq. metres (280.2 sq. feet)



First Floor
Approx. 26.0 sq. metres (280.2 sq. feet)



Second Floor
Approx. 17.2 sq. metres (185.5 sq. feet)



Call Tunbridge Wells - 01892 542767 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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