



Ballard Close, Marden, Tonbridge, TN12  
Approximate Area = 444 sq ft / 41.2 sq m  
For identification only - Not to scale

## 6 Ballard Close, Tonbridge, TN12 9HW

Guide Price £190,000  
EPC RATING: D





Ideal for First Time Buyers and Investors alike, this one bedroom FREEHOLD, semi-detached home is located in this quiet position in the popular Village of Marden and benefits from being offered chain free. Offering open plan lounge and kitchen, upstairs there is a three piece bathroom suite and a double bedroom, whilst outside, there is a small garden to the front and allocated parking for one car.

Marden has a mainline railway station only a short walk away, with regular services into London Bridge & London Charing Cross Stations. The village itself offers a good variety of community activities and sporting facilities as well as a range of independent shops, pubs and cafes, Post Office and petrol station. It has a well-regarded Primary School, and its medical centre has been rated as outstanding by the CQC. The County Town of Maidstone is within easy reach by car, with its wide range of shopping, leisure and transport facilities.

#### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band B**  
**EPC Report D**



• GUIDE PRICE £190,000 - £200,000 • Freehold One Bedroom House • Double Bedroom • Electric Heating • Three Piece Bathroom Suite • Close to Mainline Train Station • Allocated Parking

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK