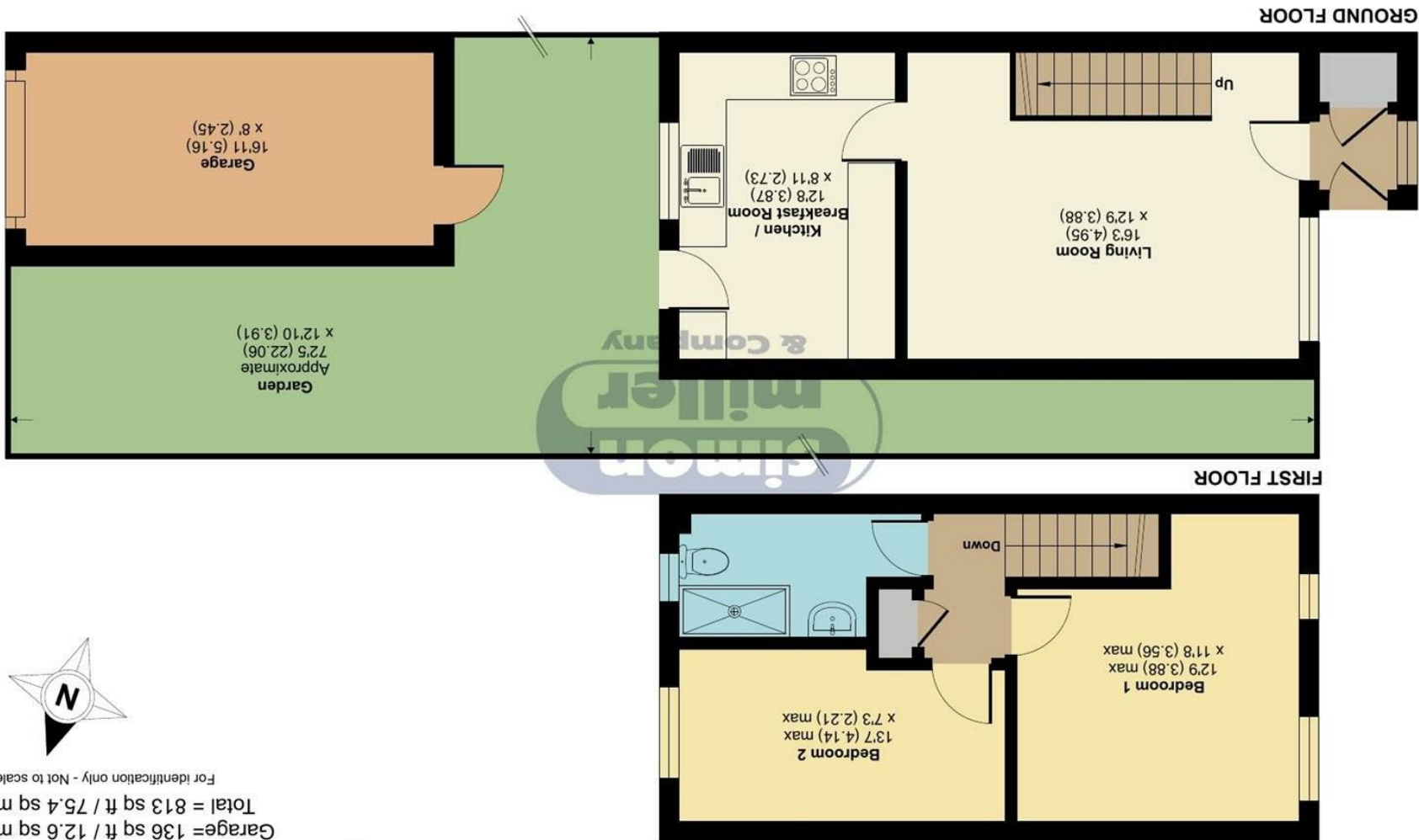


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Simon Miller & Company. REF: 1345345



Sovereigns Way, Marden, Tonbridge, TN12

60a Sovereigns Way, Tonbridge, TN12 9QF

£280,000
EPC RATING: D





Offered chain free, this end terraced home, in need of updating, is located within close walking distance of the centre of the village and is ideal for investors or First Time Buyers alike. Offering open plan lounge and kitchen to the ground floor, upstairs, there are two bedrooms and a three piece shower room. The property benefits from garage to rear with up and over door and personal door leading to the rear garden, with a pathway leading to the back door with lawn to both sides and mature shrub beds. A side pathway leads to the front of the property, with further lawned areas.

Located within easy reach of the village, Marden offers a mainline railway station with regular services into London Bridge & London Charing Cross Stations, with the village itself offering a good variety of community 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.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

MATERIAL INFORMATION

Freehold
Council Tax Band C
EPC Report D



- Offered Chain Free • In Need of Updating • End Terraced Home • Ideal Investment or First Time Buy • Two Bedrooms • Single Garage to Rear • Cul De Sac Location • Close to the Village and Mainline Train Station

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.

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