



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 4 Bed Family Home
- Offered as Top of Chain
- Requiring Modernisation & Refurbishment
- Cul De Sac Location
- Driveway & Garage
- Energy Efficiency Rating: D

Leicester Drive, Tunbridge Wells

GUIDE £435,000 - £455,000

woodandpilcher.co.uk

7 Leicester Drive, Tunbridge Wells, TN2 5PH

Offered as top of chain and with particularly good entertaining and sleeping space, a four bedroom semi detached home to the south side of Tunbridge Wells with good potential for further modernisation and refurbishment. As currently arranged, the property has as a good sized entrance hallway, a ground floor cloakroom, a good sized kitchen/breakfast room and a large principal lounge opening to the rear gardens with a further dining area adjacent to the lounge. There are four good sized bedrooms to the first floor alongside a family shower room. The property offers good parking in the form of a driveway suitable for two vehicles leading to a single garage with attractive and spacious gardens set to lawn both front and rear. Properties with this potential and with this space rarely remain available for long and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a double glazed front door with two inset opaque panels to:

ENTRANCE HALLWAY:

Tiled floor, radiator, textured ceiling with cornicing, wall mounted thermostatic control. Door to a good sized understair cupboard with various meters and consumer units. Stairs to first floor. Door leading to:

CLOAKROOM:

Fitted with a low level wc, wall mounted wash hand basin with mixer tap over and tiled splashback. Tiled floor, wall mounted storage cupboard, mirror fronted cabinet, radiator, textured ceiling.

KITCHEN:

Fitted with a range of wall and base units (some with glass fronts) and a complementary worksurface. Space for freestanding gas oven, freestanding washing machine and freestanding slimline dishwasher. Cupboard with space for tumble dryer. Inset single bowl stainless steel sink with mixer tap over. Areas of fitted shelving. Space for small table and chairs. Tiled floor, areas of tiled walls, wall mounted 'Glow-worm' boiler inset to cupboard, radiator. Double glazed windows to front and side, each with fitted roller blinds.

LOUNGE:

Of a good size with fitted carpet, single radiator, cornicing. Good space for lounge furniture and for entertaining. Sliding double glazed doors leading to the rear patio and garden with fitted blinds. This is open to:

DINING ROOM:

Fitted carpet, radiator, areas of painted exposed brickwork, textured ceiling. Door to large cupboard with good areas of fitted shelving. Windows with secondary glazing to the rear and side.

FIRST FLOOR LANDING:

Carpeted, textured ceiling, fitted shallow storage cupboard with good areas of shelving. Doors leading to:

BEDROOM:

Carpeted, radiator, textured ceiling, loft access hatch. Fitted wardrobe with areas of shelving and coat rails. Double glazed window to side with fitted blind.

BEDROOM:

Carpeted, radiator, textured ceiling with cornicing. Further areas of fitted bedroom furniture. Double glazed window to front.



SHOWER ROOM:

(Formerly a bathroom). Fitted with a low level wc, pedestal wash hand basin with mixer tap over, large walk in shower cubicle with fitted glass screen, comfort seat, a single head shower and fitted shower rail. Part tiled walls, carpeted, radiator, wall mounted electric shaver point, extractor fan.

BEDROOM:

Carpeted, radiator, textured ceiling with cornicing. Areas of fitted bedroom furniture. Double glazed window to rear.

BEDROOM:

Carpeted, radiator, textured ceiling with cornicing. Good areas of fitted wardrobes with mirror fronted doors. Double glazed window to rear.

OUTSIDE REAR:

The garden is of a good size and comprises good areas of paved patio to the immediate rear of the property with space for table, chairs and entertaining. The patio runs round to become a side path leading to a courtesy door to the garage. A single garage with up and over door, external tap and areas of mezzanine storage. A low level retaining wall to the patio area with areas of mature shrubs and small trees. Steps leading up to the main garden which is principally set to lawn with steppingstones to a hardstanding area at the back and a detached shed. Further good areas of well stocked and maintained shrubs with retaining wooden fencing.

OUTSIDE FRONT:

A generous driveway providing off road parking for 2 vehicles and the aforementioned garage. The front garden is otherwise set to lawn with mature shrub beds and further shrub beds immediately adjacent to the property.

SITUATION:

The property is located to the southerly side of Tunbridge Wells town centre at the head of a cul de sac. The Common, the Pantiles, Chapel Place, the Old High Street and the railway station are readily accessible with the Royal Victoria Place shopping precinct being over a mile distant to the north. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities including a good number of independent retailers, restaurants and bars located principally between Mount Pleasant and the Pantiles with a further range of principally multiple retailers being found at the Royal Victoria Place shopping centre and the adjacent Calverley Road as well as the North Farm Retail Estate a further distance away. The town has a number of sports and social clubs and a number of highly regarded schools at primary, secondary, independent and grammar levels.

TENURE:

Freehold

Management Fee - currently £150.00 per year payable in two instalments of £75 on 1st April and 1st October, with £15 discounts for each payment made half yearly by Standing Order or other electronic transfer method where there are no arrears, for the upkeep of the common parts.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

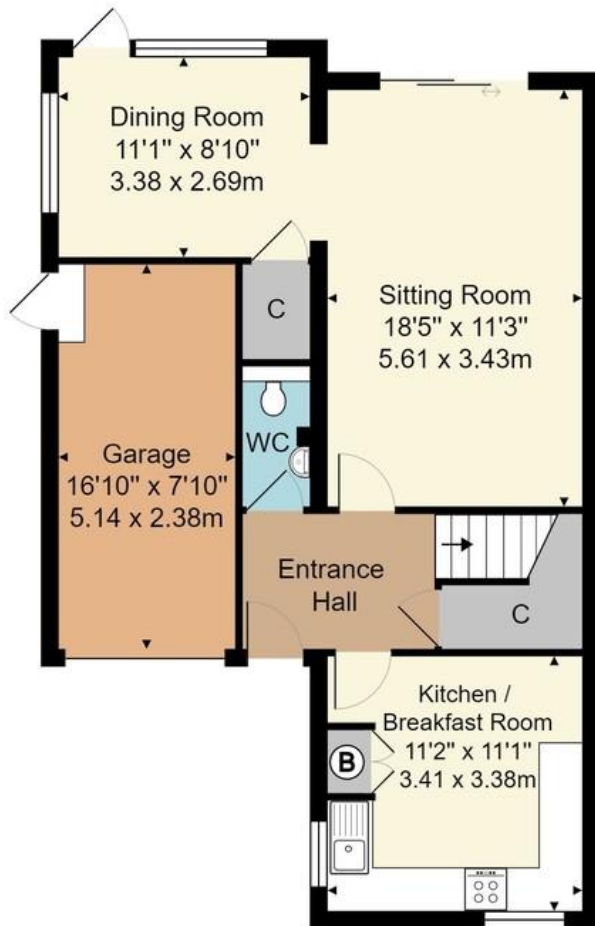
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VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1328 ft² ... 123.4 m²
(Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 Southborough 01892 511311
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