

Sales, Lettings, Land & New Homes





- Ground Floor Flat
- Large Private Garden
- Kitchen/Breakfast Room
- Gas Heating
- Off Road Parking
- Energy Efficiency Rating: D

Kibbles Lane, Southborough

GUIDE PRICE £250,000 - £265,000

45 Kibbles Lane, Southborough, Tunbridge Wells, TN4 0JJ

Situated in a popular road within walking distance of well regarded local schools and amenities is this two/three bedroom ground floor flat. The property benefits from a private entrance with plenty of storage space, a large lounge and kitchen/ breakfast room which has space for all the expected appliances and an aspect over the garden. There are two double bedrooms and the current owners use an extension at the rear of the property as a third bedroom. There is a family bathroom with shower over bath. The property also benefits from a large, level private garden in addition to ample parking on a brick driveway to the front. It would benefit from internal modernisation but has double glazing and gas central heating.

These properties tend to be very popular so we highly

Double glazed door with frosted panels inset.

recommend an early internal viewing.

ENTRANCE HALL:

Coir mat, radiator, large cloaks cupboard, thermostat.

LIVING ROOM:

Front aspect double glazed window, radiator, gas fired fireplace with back boiler, picture rail, cupboard to side of chimney housing consumer unit and electric meter.

KITCHEN/BREAKFAST ROOM:

Rear aspect double glazed window, rear aspect double glazed door, wall and floor cupboards with wood effect work surface over, tiled splashback, space for cooker and fridge freezer, space to plumb washing machine, sink unit with mixer tap and drainer, laminate floor, cupboard housing hot water cylinder.

REAR LOBBY:

Double glazed door leading to garden.

BEDROOM:

Side and rear aspect double glazed window.

BEDROOM:

Rear aspect double glazed window, radiator.

BEDROOM:

Front aspect double glazed window, radiator.









BATHROOM:

Rear aspect frosted double glazed window, W.C with high level cistern, basin, bath with mixer tap, separate thermostatic shower with handheld attachment, tiled walls and floor, radiator.

OUTSIDE FRONT:

Brick built driveway, covered porch, off road parking for 2-3 cars.

OUTSIDE REAR:

Garden laid to lawn, east facing, mature trees and hedging, shed.

TENURE:

Leasehold

Lease - 125 Years From 14 January 1992
Service Charge - currently £0 per year
Ground Rent - currently £10.00 per year
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:

В

VIEWING:

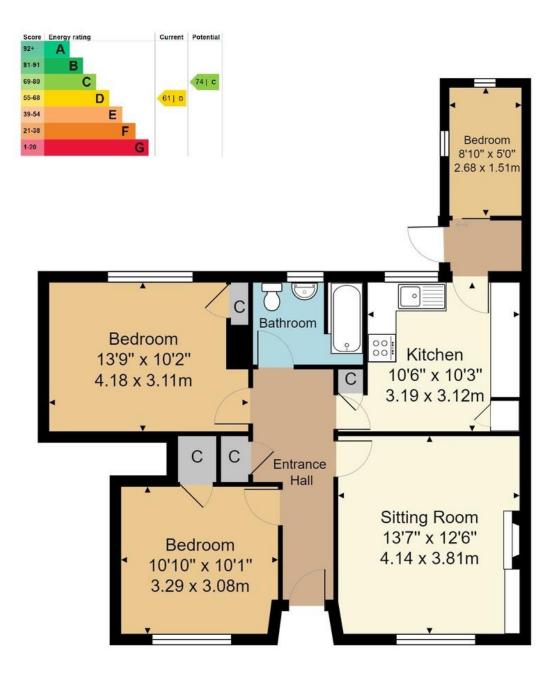
By appointment with Wood & Pilcher 01892 511311











Approx. Gross Internal Area 754 ft² ... 70.0 m²

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