



**WOOD &
PILCHER**

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

woodandpilcher.co.uk

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 recommend an early internal viewing.

Double glazed door with frosted panels inset.

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:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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

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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

