



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Victorian House
- Two Double Bedrooms
- Two Reception Rooms
- Low Maintenance Garden
- On Road Parking
- Energy Efficiency Rating: D

Springfield Road, Southborough

£375,000

woodandpilcher.co.uk

**98 Springfield Road, Southborough, Tunbridge Wells,
Kent, TN4 0RA**

We have this lovingly maintained two double bedroom semi detached Victorian house which is situated on a popular street in Southborough being within walking distance of local primary and secondary schools as well as shops and amenities. The front door opens into an entrance hall with stairs straight ahead and a reception room to either side. The dining room leads to a galley style kitchen to the rear of the property which has a side door opening into the garden. Completing the ground floor accommodation is a living room to the front of the property with a bay window and gas fire. Upstairs are two good sized bedrooms and a family bathroom to the rear of the property. The rear garden has split levels comprising of a patio area which then leads down to further paving and a small lawn area. We highly recommend an early viewing to fully appreciate this well looked after family home in a most convenient location. NO CHAIN

ENTRANCE HALL:

Double glazed front door, stairs to first floor.

LIVING ROOM:

Front aspect double glazed bay window, brick fireplace, gas fire, radiator, shelving.

DINING ROOM:

Rear aspect double glazed window, electric fire, radiator, under stairs cupboard housing meters, shelving, stairs to cellar.

CELLAR:

Brick floor, window, lighting.

KITCHEN:

Rear and side aspect double glazed windows, double glazed door leading to garden, floor and wall cupboards, drawers, sink with drainer, space for fridge freezer, cooker and washing machine, Worcester boiler, tiled splashbacks.

FIRST FLOOR LANDING:

Radiator, loft hatch, built in cupboards.



BEDROOM:

Front aspect double glazed bay window, fitted wardrobes, radiator.

BEDROOM:

Rear aspect double glazed window, over stairs cupboard, internal obscured window.

BATHROOM:

Double glazed obscured window to rear, W.C, wash hand basin, bath with electric shower over, glass screen, radiator, wall mounted cupboard.

OUTSIDE FRONT:

Paved area.

OUTSIDE REAR:

Lawn area, mature greenery, partially paved, split level, outside tap, side access.

TENURE:

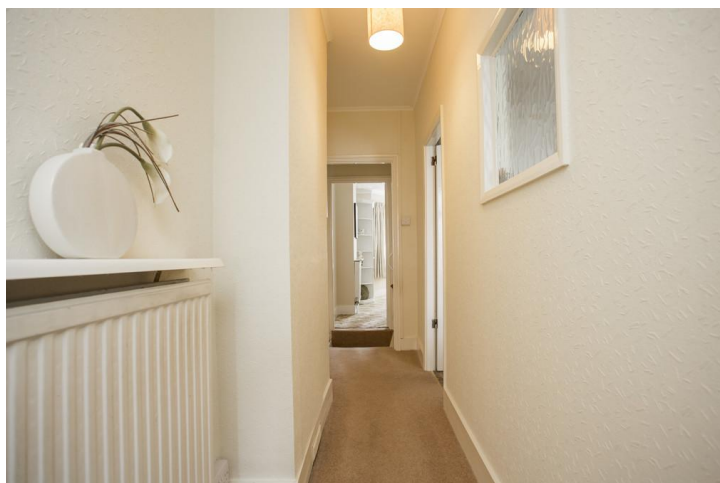
Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		65 B
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 843 sq. ft / 78.4 sq. m
 Approx. Gross Internal Area (Incl. Cellar) 1001 sq. ft / 93.0 sq. m

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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