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PILCHER**

*Sales, Lettings, Land & New Homes*



- Desirable 'Village' Location
- No Onward Chain
- Refurbishment Opportunity
- 3 Double Bedrooms
- Permit Parking Scheme\*
- Energy Efficiency Rating: D

**Grecian Road, Tunbridge Wells**

**£560,000**

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## 13 Grecian Road, Tunbridge Wells, TN1 1TG

Set within the desirable 'Village' area of Tunbridge Wells is this mid terraced property with three double bedrooms, set over three floors. Having been owned by the current vendor for many years there is now an opportunity for improvement subject to the usual consents. The property enjoys a short walk to the High Street and mainline station as well as the popular Claremont Primary School. The accommodation comprises, at entrance level a double bedroom and large family bathroom, on the first floor there are two further double bedrooms as well as a cloakroom and on the lower ground floor there is an open plan living area. To the rear is an enclosed courtyard garden with an area of lawn.

### ENTRANCE:

Via steps to double glazed entrance doorway and into:

### HALLWAY:

Carpet, radiator, stairs to first floor.

### ENTRANCE LEVEL:

#### BEDROOM:

A good sized double bedroom with double glazed window to front, carpet, radiator.

#### FAMILY BATHROOM:

A generous sized bathroom with double glazed window to rear. Feature fireplace with cast iron inset. Fitted with a pedestal wash hand basin, panelled bath with shower over, low level wc. Part tiling to walls, vinyl flooring. Built in airing cupboard housing pre lagged hot water tank and shelving above.

#### Stairs to FIRST FLOOR LANDING:

Built in store cupboard with access to loft.

#### CLOAKROOM:

Double glazed window to rear, low level wc, wall mounted wash hand basin, radiator.

#### MASTER BEDROOM:

A good sized double bedroom with two double glazed windows to front. Feature fire place. A good range of built in wardrobes, carpet.

#### BEDROOM:

A further double bedroom with double glazed window to rear. Feature fireplace with cast iron inset. High level built in store cupboard, carpet, radiator.

#### LOWER GROUND FLOOR:

#### HALF LANDING:

Double glazed window to rear.



**OPEN PLAN LIVING AREA:**

The lower ground floor is an open plan living area with separate areas for sitting/dining and kitchen.

The kitchen comprises of a range of wall and base units with complementary worktop. Built in oven with gas hob over. Inset sink and drainer. Spaces for dishwasher and fridge. Walk-in larder. Part tiling to walls, radiator, downlights. Double glazed window and door to rear. Further wall mounted wash hand basin. Large built in utility cupboard with plumbing for washing machine and electrics for a tumble dryer.

The sitting/dining area has wooden flooring throughout. Built in understairs store cupboard. Feature fireplace with tiled hearth and shelving to side. Double glazed window to front, radiator.

**OUTSIDE REAR:**

Steps up to rear garden with area of lawn, raised border, fencing to boundary, patio area, gated rear access, wooden shed.

**SITUATION:**

The property is set within the much sought-after Village area of town. Ever popular, the Village offers a diversity of property styles and the tremendous convenience of living in close proximity to The Grove, the old High Street, The Pantiles and the main line railway station with its commuter services to both London and the south coast. The main retail centres of Tunbridge Wells (which include both the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianised precinct) are some half a mile away. The combination of all these areas contributes to a vibrant and popular modern centre with popular High Street names, beautiful architecture, independent retailers, restaurants and cafes, abundant parks and Tunbridge Wells Common. The property is close to a good number of well-regarded schools, including Claremont primary school as well as independent and selective secondary and preparatory schools and nearby leisure facilities including golf, tennis, rugby and cricket clubs, together with both Tunbridge Wells Assembly Halls and Trinity Theatre

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

**VIEWING:**

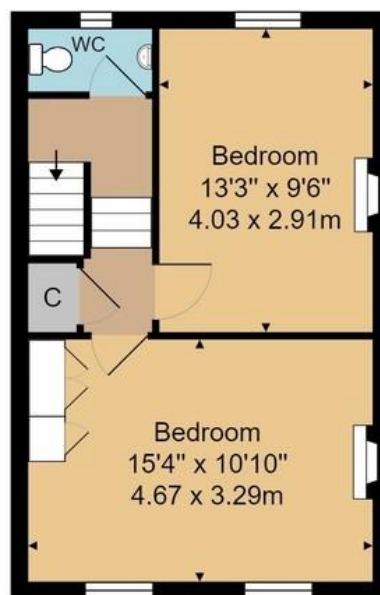
By appointment with Wood & Pilcher 01892 511211

**AGENTS NOTE:**

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.



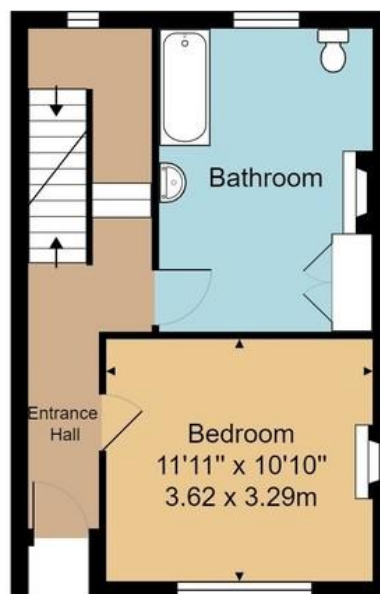
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



**First Floor**



**Ground Floor**



**Upper Ground Floor**

**Approx. Gross Internal Area 1138 ft<sup>2</sup> ... 105.7 m<sup>2</sup>**

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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