



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid Terraced House
- Two Double Bedrooms
- Modern Kitchen/ Dining Room
- Pretty Garden
- Garage & Allocated Parking Space
- Energy Efficiency Rating: C

Alder Close, Tunbridge Wells

£325,000

woodandpilcher.co.uk



16 Alder Close, Tunbridge Wells, Kent, TN4 9YE

CHAIN FREE - Situated at the bottom of a popular cul-de-sac location within walking distance of the main line station is this much improved two-bedroom terraced home.

The current owner has done a number of improvements which include fitting a new contemporary style kitchen which is set at the rear of the property offering easy access to the pretty garden and has plenty of space for a table & chairs. The living room is at the front of the property with stairs leading to the first floor and access to the front porch area. Upstairs there are two double bedrooms with one bedroom benefitting from built in triple wardrobe as well as an over stairs cupboard offering a good amount of storage. There is a modern bathroom with a bath and electric shower overhead.

Outside the rear garden has been very well maintained and is laid to lawn with a patio area and backs onto protected Brokes Wood.

To the front of the property there is space to park one car and there is a garage en bloc within close proximity to the house.



ENTRANCE PORCH:

Side aspect double glazed door, tiled floor, built in cupboards, space for tumble dryer including wiring and ventilation, ceiling light.

LIVING ROOM:

Front aspect double glazed window, radiator, laminate flooring, TV point, broadband socket, under stairs cupboard, stairs leading to upstairs.

KITCHEN/DINER:

Rear aspect double glazed window and door, wall and floor cupboards and drawers, induction hob, electric oven, extractor hood, space for washing machine, space for fridge freezer, sink with drainer and mixer taps, integrated slimline dishwasher, tiled splashbacks, wall mounted boiler, laminate flooring.

BEDROOM:

Rear aspect double glazed window, radiator.

BEDROOM:

Front aspect double glazed window, radiator, over stairs cupboard, built in triple wardrobe.

BATHROOM:

Panel enclosed bath with mixer tap and separate thermostatic shower, glass shower screen, hand rail, tiled splashbacks, basin vanity unit with single tap, W.C, wall mounted heated towel rail, extractor fan.

OUTSIDE FRONT:

Lawn, patio.

OUTSIDE REAR:

Lawn, patio, mature shrubs and plants, outside tap.

OUTSIDE

Garage en bloc.

TENURE:

Freehold.

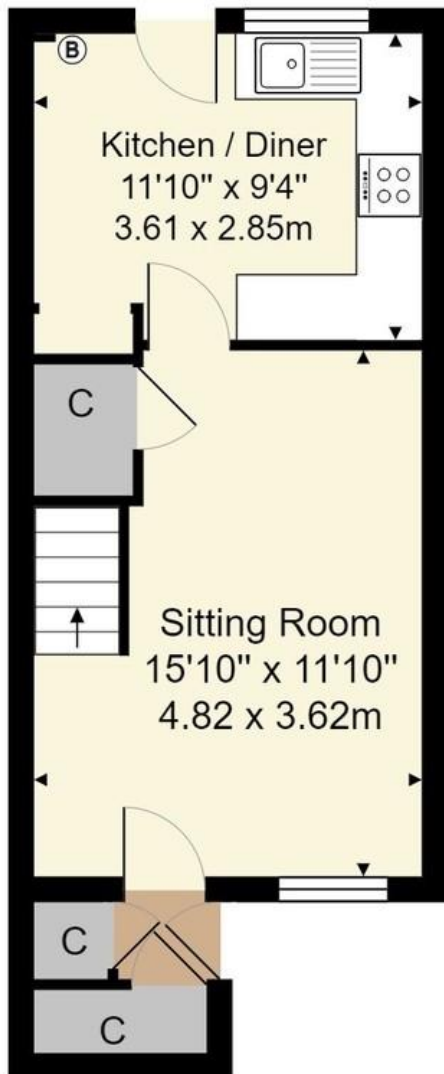
COUNCIL TAX BAND:

C.

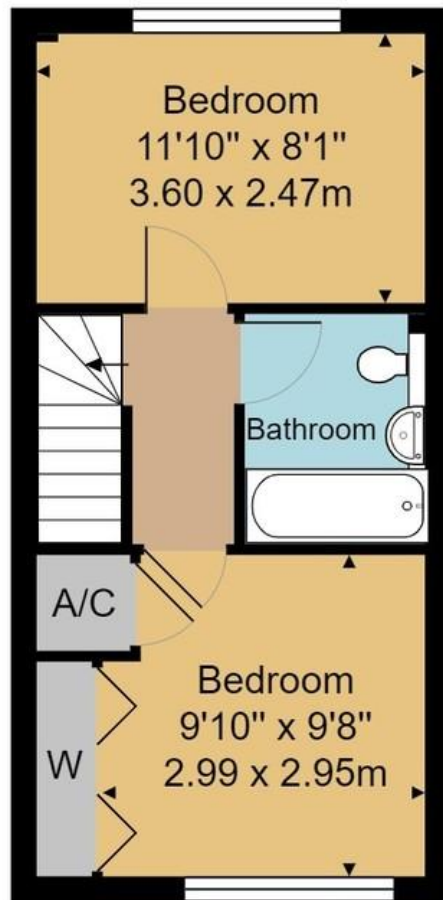
VIEWING:

By appointment with Wood & Pilcher 01892 511311.





Ground Floor



First Floor



Approx. Gross Internal Area 630 sq. ft / 58.6 sq. m

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