



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Terrace Victorian House
- Three Bedrooms
- Large Kitchen/ Dining Room
- West-Facing Garden
- On Road Parking
- Energy Efficient Rating: D

Nursery Road, Tunbridge Wells

£375,000

woodandpilcher.co.uk

11 Nursery Road, Tunbridge Wells, TN4 9BY

Situated in a popular residential road within a short walk of the main line station and well-regarded primary and secondary schools is this well presented three-bedroom family house.

With well-proportioned accommodation set over three floors there is a cosy living room with electric wood burner to the front of the house and a good size kitchen/ dining room at the rear with access directly onto the garden, ample space for a large table & chairs and all the appliances including a Range cooker will be left. The first floor has a double bedroom, study and family bathroom which is fitted with a modern suite including thermostatic shower with a waterfall shower head. The second floor was converted by the previous owners and offers two further double bedrooms.

Outside the garden is private, west-facing and low maintenance and gives access down the side of the house. This is a charming and well finished property that is ready to move into!

Composite front door with glazed inserts leading to:

LIVING ROOM:

Front aspect double glazed window, electric wood burner with tiled hearth and wooden surround, cupboard to side of chimney.

INTERNAL HALL:

Stairs to first floor.

KITCHEN/BREAKFAST ROOM:

Rear aspect double glazed window, double glazed door to garden, handle less wall and floor cupboards and drawers with gloss front, wood worksurface and riser over, Range cooker with stainless steel splashbacks and extractor hood over, washing machine and fridge freezer, 1 ½ sink unit with mixer tap and drainer, wooden floor with insulation under, ceiling spotlights, radiator.

BEDROOM:

Front aspect double glazed window, radiator, built in wardrobes.

STUDY:

Rear aspect double glazed window, radiator, cupboard housing boiler and storage.



BATHROOM:

Side aspect double glazed frosted window, W.C, panel enclosed bath with glass screen, mixer tap, thermostatic shower with fixed waterfall head and handheld attachment, pedestal wash hand basin, heated towel rail, tiled walls and floor, ceiling spotlights.

SECOND FLOOR LANDING:

Side aspect double glazed window, ceiling spotlights.

BEDROOM:

Front aspect Velux window, radiator, eaves storage.

BEDROOM:

Rear aspect Velux window, radiator, eaves storage.

OUTSIDE FRONT:

Wrought iron gate with pebbled front garden and steps to front door.

OUTSIDE REAR:

Private west facing courtyard garden laid with patio, steps up to kitchen door, outside tap, shed, gated side access via wrought iron gate and further wooden gate.

TENURE:

Freehold.

COUNCIL TAX BAND:

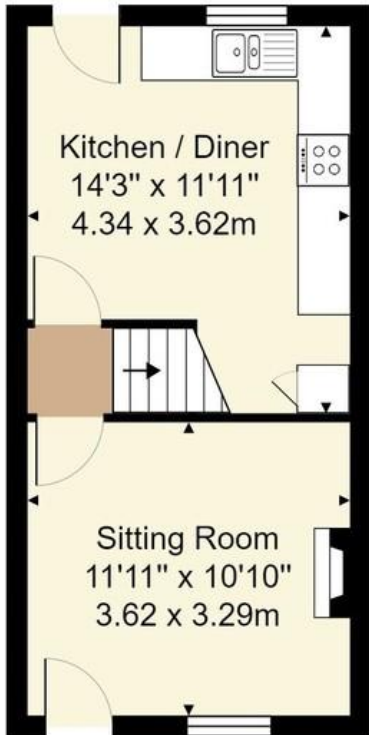
C.

VIEWING:

By appointment with Wood & Pilcher 01892 511311.



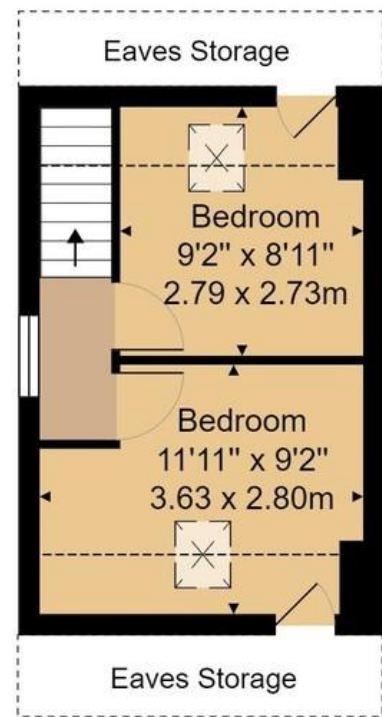
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 825 ft² ... 76.7 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.

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