



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Maisonette
- Two Bedrooms
- Spacious Kitchen/Breakfast Room
- Private Entrance
- Pretty Garden
- Energy Efficiency Rating: C

Wilman Road, Tunbridge Wells

£325,000

woodandpilcher.co.uk

90 Wilman Road, Tunbridge Wells, TN4 9AP

The property is well presented offering spacious accommodation with the benefit of a private garden. There is a private entrance with stairs leading up to a large landing area with doors leading onto the well-proportioned accommodation. There is good sized living room featuring a fireplace with wooden mantle and marble surround and hearth. The kitchen/dining room has a range of shaker style wall and base units, tiled splashbacks, integrated oven and hob and there is a large pantry style cupboard with space for a freezer and plenty of extra storage as well as the boiler. The property has two double bedrooms with large windows letting in lots of light and attractive views of the local area. The modern bathroom has been recently fitted with a large walk-in shower, heated towel rail, with the room being finished by attractive wall tiling. The property also had a new boiler fitted last year.

The property benefits from a private rear garden featuring a lawn with stone roundel, large patio ideal for entertaining, a shed, and is bordered with attractive and mature plants and shrubs.

Being sold with the benefit of NO CHAIN.

ENTRANCE HALL:

Private wooden door, cupboard housing meters, stairs to first floor.

FIRST FLOOR LANDING:

Loft hatch, radiator, thermostat, smoke alarm.

SITTING/DINING ROOM:

Two front aspect double glazed windows, radiator, picture rail, fireplace with wooden surround, electric fire.

KITCHEN/BREAKFAST ROOM:

Rear and side aspect double glazed windows, wall and floor cupboards, tiled splashbacks, space for fridge, washing machine, pantry style cupboard housing boiler and space for freezer, built in table, electric hob, double oven, built in table, 1 ½ porcelain sink with mixer tap and drainer, radiator.

BEDROOM:

Front aspect double glazed window, radiator, picture rail.



BEDROOM:

Rear aspect double glazed window, radiator, airing cupboard with shelving.

BATHROOM:

Rear aspect obscured double glazed window, tiled walls, shower cubicle with glass sliding door and fold down seat, W.C, pedestal wash hand basin, wall mounted towel rail, wall mounted mirrored cupboard, laminate flooring.

OUTSIDE FRONT:

Paved courtyard, iron gate.

OUTSIDE REAR:

Paved side path, mature shrubs, paved seating area, wooden shed.

TENURE:

Freehold.

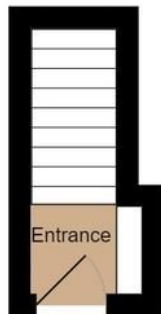
COUNCIL TAX BAND:

C.

VIEWING:

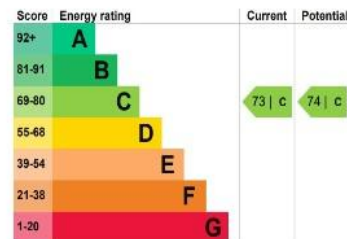
By appointment with Wood & Pilcher 01892 511311.





Ground Floor

First Floor



Approx. Gross Internal Area
770 ft² ... 71.5 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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