



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Upstairs Bathroom
- Garden
- Energy Efficient Rating: D

Edward Street, Southborough

GUIDE PRICE £350,000 - £375,000

woodandpilcher.co.uk

**87 Edward Street, Southborough, Tunbridge Wells,
TN4 0EA**

Believed to date back to 1899 this period property offers well-proportioned accommodation presented in excellent condition throughout. There are two good size reception rooms to front & rear with engineered hardwood floors and period fireplaces. The modern kitchen has space for all the usual appliances and provides access to the sun room which in turn leads to the pretty & sunny garden. Upstairs there are two double bedrooms and the spacious bathroom has a bath and separate shower cubicle. The property benefits from both gas heating and full double glazing.

Presented in good condition throughout this charming house is ready to move into and is being sold with NO CHAIN.

ENTRANCE PORCH:

Double glazed sliding doors, double glazed windows to front and rear, letterbox, laminate floor, double glazed front door.

ENTRANCE HALL:

Stairs rising to first floor, mains wired smoke alarm, doors to either side.

LIVING ROOM:

Double glazed window to front, radiator, open fireplace with tiled surround and hearth and wood mantle, engineered wood flooring.

DINING ROOM:

Double glazed window to rear, feature fireplace which is currently capped but could be open or gas, radiator, understairs cupboard, thermostatic control.

KITCHEN:

Fitted with a range of wall and base cupboards and drawers with laminate worksurface and up riser, cooker with halogen hob and electric oven with stainless steel splashback and extractor hood over, 1 ½ sink unit with drainer and mixer tap and washing machine fitted under, space for dishwasher, fridge/ freezer, double glazed windows to side and rear, mains wired fire alarm, quarry tiled floor, door to rear porch.



REAR PORCH:

Double glazed window to side, double glazed door to rear, laminate floor.

FIRST FLOOR LANDING:

Loft access with ladder & light (boiler housed in loft), ceiling spotlights, mains wired smoke alarm.

BEDROOM:

Double glazed window to front, radiator.

BEDROOM:

Double glazed window to rear, radiator, built in wardrobe.

BATHROOM:

Double glazed window to side, bath with mixer tap, corner shower cubicle with thermostatic shower, hand washbasin with medicine cabinet fitted above with mirror and shaver point, W.C, tiled walls, airing cupboard housing hot water tank, heated towel rail, extractor.

OUTSIDE FRONT:

Laid to patio with path to front door.

OUTSIDE REAR:

Facing an easterly direction the garden is laid to lawn with mature shrubs, patio, shed, outside tap and side access.

TENURE:

Freehold

COUNCIL TAX BAND:

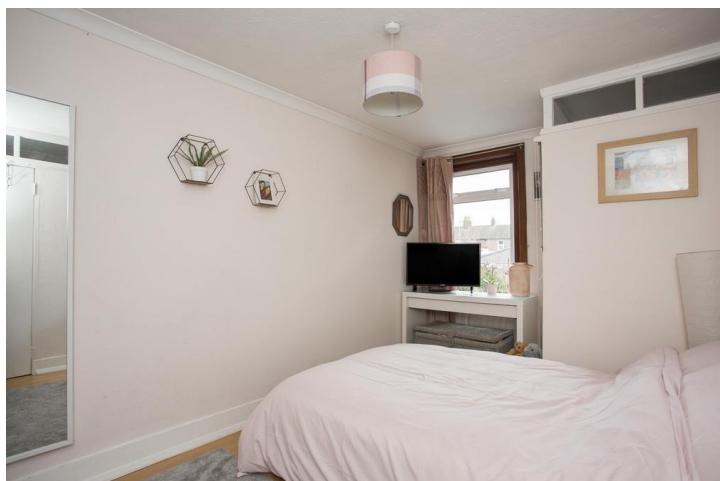
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VIEWING:

By appointment with Wood & Pilcher 01892 511311

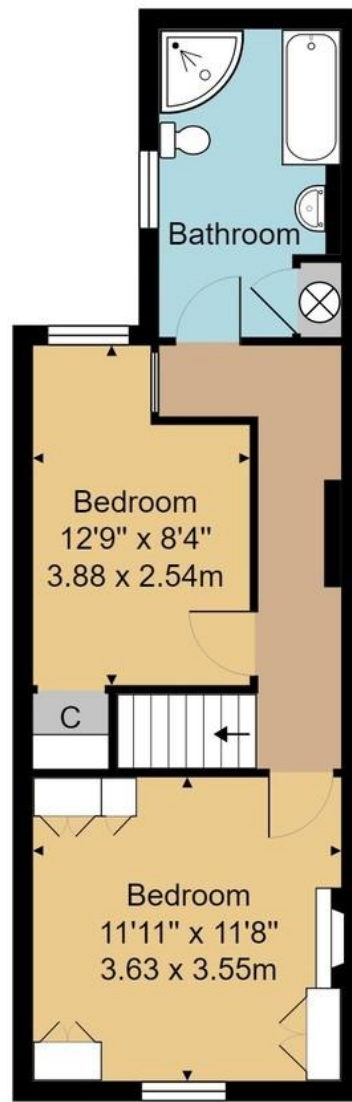
AGENTS NOTE:

Under the 1979 Estate Agency Act (as amended) we are obliged to inform all parties that the owner of this property is an employee of Wood & Pilcher Estate Agents.



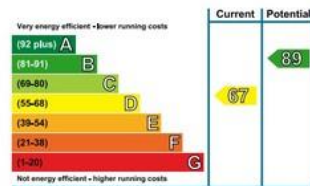


Ground Floor



First Floor

Approx. Internal Floor Area
883 sq. ft / 82.0 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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