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PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed Period Property
- Offered as Top of Chain
- Requiring Modernisation/Refurb
- Potential To Extend, STPP
- On Street Parking
- Energy Efficiency Rating: E

Salisbury Road, Langton Green

£350,000

woodandpilcher.co.uk

22 Salisbury Road, Langton Green, Tunbridge Wells, TN3 0ES

Offered as top of chain and requiring modernisation and refurbishment in most areas, an impressive two bedroom semi detached period property in a popular Langton Green address. Subject to the necessary permissions being obtainable, we consider this property is ripe for further extension and re modelling to perhaps create a third bedroom from the existing first floor bathroom or possibly even extend up to a second floor. As currently arranged, the property has a spacious lounge with recently installed double glazed windows, a separate dining room and a kitchen with utility space beyond. There are two good sized double bedrooms on the first floor and as currently arranged, a large first floor bathroom. Externally the gardens are essentially low maintenance with generous entertaining space in the rear garden.

Access is via a partially glazed double glazed door with inset opaque double glazed panel and further opaque double glazed panel above, leading to:

ENTRANCE LOBBY:

Carpeted, stairs to the first floor. Open to the dining room and to:

LOUNGE:

Carpeted, radiator, various media points, textured ceiling, cornicing. Feature fireplace with gas 'Living Flame' fire with stone surround, mantle and hearth with fitted cupboards either side of the original chimney breast. Good space for lounge furniture and entertaining. Recently installed shallow bay window comprised of three sets of double glazed windows.

DINING ROOM:

Carpeted, understairs storage space, radiator, textured ceiling, wall mounted thermostatic control. Door to understairs cupboard with good general storage space and areas of fitted shelving. Good space for dining table, chairs and associated furniture. Gas fire with a back boiler inset to chimney breast with fitted cupboards to one side of the chimney breast and areas of shelving. Double glazed window to the rear garden. Door leading to:

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Inset single bowl stainless steel sink with mixer tap over. Integrated 'Neff' electric oven (non operational), newly fitted induction hob with tiled splashback and extractor hood over. Space for fridge. Vinyl floor, good general storage space. Double glazed window to the side. Door running to:

INNER LOBBY:

Vinyl floor, door to cupboard (formerly the larder) with areas of fitted shelving, window to side. Door leading to:

UTILITY ROOM/WC:

Vinyl floor, areas of fitted work surfaces, inset single bowl stainless steel sink with mixer tap over. Opaque windows to the side. Low level wc, space for washing machine, radiator.



FIRST FLOOR LANDING:

Carpeted, textured ceiling, loft access hatch. Doors leading to:

BEDROOM:

Carpeted, radiator, textured ceiling. Good space for double bed and associated bedroom furniture. Door to shallow cupboard with areas of fitted shelving and coat rails. Double glazed window to the front.

BEDROOM:

Carpeted, radiator. Good space for double bed and associated bedroom furniture. Door to shallow overstairs cupboard with areas of fitted shelving and coat rack. Double glazed window to the rear.

BATHROOM:

(Subject to the necessary permissions being obtainable we consider there is good potential for this room to become a third bedroom with a relocation of the bathroom to the ground floor). Fitted with a low level wc, pedestal wash hand basin with tiled splashback, panelled bath with mixer tap over and shower head attachment and fitted glass shower screen. Fitted wall mirror, wall mounted electric shaver point/light, carpeted, radiator. Opaque double glazed window to the rear.

OUTSIDE FRONT:

Essentially a low maintenance front garden set to paving with retaining iron railings and further areas of retaining walls. Path leading from the pavement to the front door and a side gate.

OUTSIDE REAR:

Low maintenance paved area to the immediate side and rear of the property with retaining wooden fencing and a raised bed with various shrubs. Further low maintenance area with retaining wooden fencing, good areas of paving and space for garden furniture etc and some specimen trees. External tap.

SITUATION:

The property is within walking distance off Langton Green's village shops but more importantly The Hare public house and well regarded Langton Green Primary School. Royal Tunbridge Wells town centre itself is some two and half miles distant offering a wider range of social and retail facilities to include the Royal Victoria Shopping Mall and Calverley Road pedestrianized precincts alongside The Old High Street and Pantiles. Langton Green also offers the Holmewood House Preparatory School and Rose Hill, whilst in Tunbridge Wells there are a number of well regarded primary, secondary, grammar and independent schools. Recreational facilities in the area include local cricket, rugby and golf clubs, Tunbridge Wells Sports and Leisure Centre and, slightly out of town, North Farm Retail Park with its private health club, bowling and multi-screen cinema complex.

TENURE:

Freehold

COUNCIL TAX BAND:

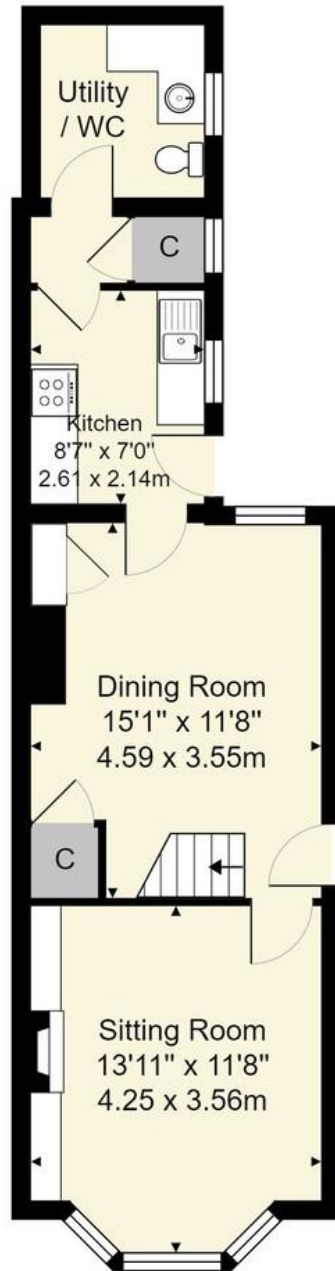
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VIEWING:

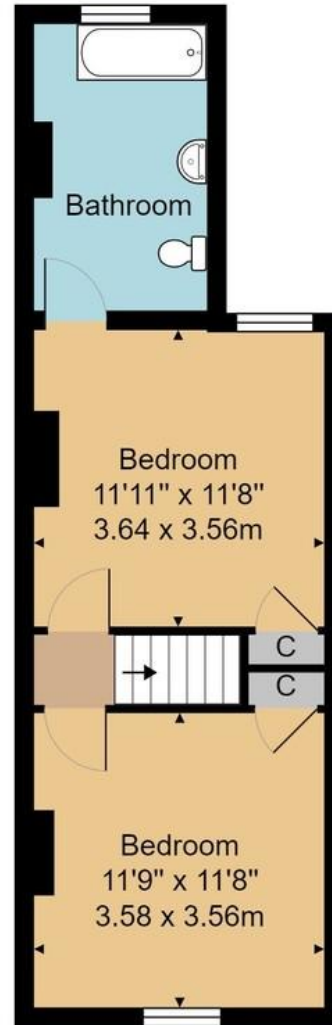
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		84 B
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 870 ft² ... 80.8 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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