



**WOOD &
PILCHER**

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- Semi Detached House
- Three Bedrooms
- South Facing Garden
- Side Access
- Spacious Living Room
- Energy Efficiency Rating: D

Powder Mill Lane, Tunbridge Wells

GUIDE £350,000 - £375,000

woodandpilcher.co.uk



210 Powder Mill Lane, Tunbridge Wells, TN4 9DT

Situated in a popular road, within walking distance of the main line station and close proximity to local shops and amenities is this three-bedroom home.

The property was recently tenanted but now being offered with vacant possession. The accommodation comprises of a good size living room which sits to the front of the property and benefits from an electric fire with surround. The fitted kitchen/diner is at the rear of the property and overlooks the south facing garden. Upstairs are two double bedrooms and a spacious single bedroom in addition to the bathroom which has a bath and electric shower over and is tiled throughout. Outside there is on road parking, and the rear garden is mainly laid to lawn and benefits from side access and a block paved patio. The property would now benefit from redecoration and does have scope for extension (SSTP).

ENTRANCE HALL:

Double glazed front door, stairs leading to first floor, radiator, thermostat, glass internal door leading to:



LIVING ROOM:

Front aspect double glazed window, fitted carpet, electric fire with surround, radiator.

KITCHEN/DINER:

Rear aspect double glazed window, double glazed double doors to rear, wall and floor cupboards and drawers, 1½ sink with drainer and mixer tap, boiler, space for refrigerator, freezer, washing machine and dishwasher, integrated electric hob and Bosch oven, cupboard housing meters, radiator, laminate flooring.

FIRST FLOOR LANDING:

Loft hatch.

BATHROOM:

Rear aspect double glazed frosted window, tiled flooring, panel enclosed bath with mixer tap and electric shower over, glass shower screen, wash hand basin on vanity unit, low level W.C, heated towel rail, extractor fan.

BEDROOM:

Front aspect double glazed window, fitted carpet, radiator.

BEDROOM:

Rear aspect double glazed window, fitted carpet, radiator.

BEDROOM:

Front aspect double glazed window, fitted carpet, radiator.

OUTSIDE FRONT:

Concrete pathway, mature hedging.

OUTSIDE REAR:

Laid to lawn, block paved patio, integrated outside cupboard, outside tap, wooden fence, mature shrubs and trees, side access.

TENURE:

Freehold.

COUNCIL TAX BAND:

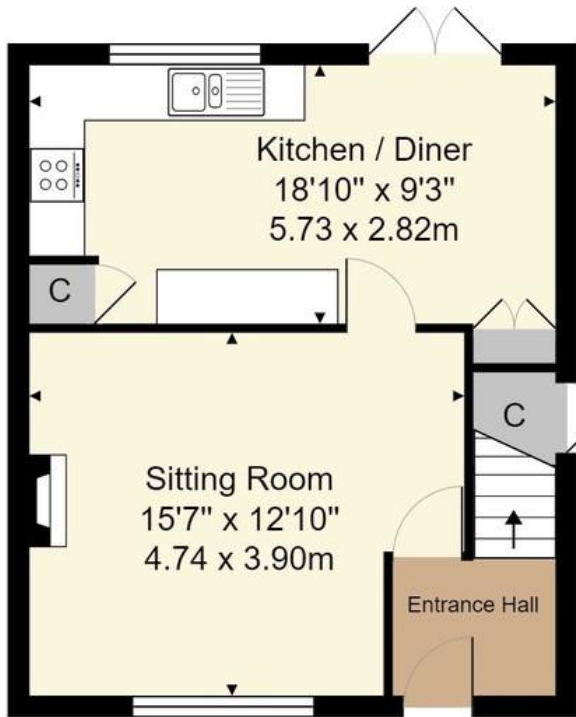
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VIEWING:

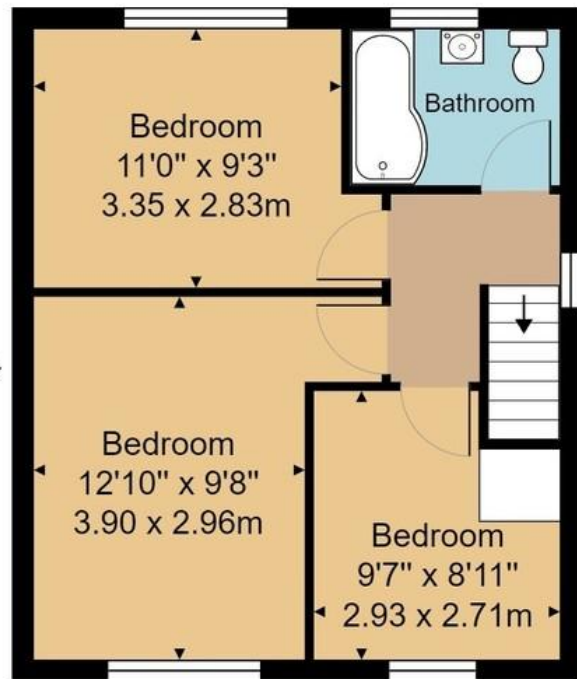
By appointment with Wood & Pilcher 01892 511311.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 849 sq. ft / 78.9 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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