



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Central Location
- 2 Bed End of Terrace
- No Onward Chain
- Large Garden to Front
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

**George Street, Tunbridge Wells**

**£300,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 55 George Street, Tunbridge Wells, TN2 4SR

A fantastic opportunity for first time buyers or investors to purchase a two bedroom end of terrace property in a central location within the town centre. The property is approached via a large front garden, into an open plan sitting/dining room with feature fireplace, leading into the modern kitchen and bathroom with the first floor having two double bedrooms. There is gas central heating and double glazing throughout and offers the potential for further enhancement subject to the usual consents. The property has no onward chain thereby streamlining the buying process.

### ENTRANCE:

Into:

### SITTING/DINING ROOM:

Double glazed window to front, two small built in cupboards housing the gas meter and electric consumer unit, feature fireplace, radiator, shelving to walls, carpet. The dining area has a double glazed window to rear, radiator, carpet.

### KITCHEN:

Fitted with a modern range of wall, base and drawer units with a complementary worktop. Inset sink and drainer with mixer tap. Inset gas hob with extractor fan over, built in oven. Built in fridge/freezer, washing machine and slimline dishwasher. Tiling to floor, part tiling to walls, radiator. Wall mounted gas central heating boiler. Double glazed window to rear, further double glazed door to rear.

### BATHROOM:

Fitted with a panelled bath with mixer tap and shower attachment, folding shower screen, low level wc, pedestal wash hand basin. Part tiling to walls, tiled floor, heated towel rail. Double glazed window to rear.

### FIRST FLOOR:

#### MAIN BEDROOM:

A good sized double room with double glazed window to front, carpet, radiator.

#### BEDROOM 2:

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



**OUTSIDE FRONT:**

A particularly long garden with an area of lawn, patio area, walling and hedging to boundaries, pathway to front entrance door and side access to rear, wooden shed.

**OUTSIDE REAR:**

To the rear of the property there is a brick paved pathway leading to the rear courtyard.

**SITUATION:**

The property is located on a one way street, in a peaceful, pleasant St Peters location . It offers good access to both nearby Dunorlan Park as well as the town centre, a short and level walk away. St Peters Church is proximate as is the highly regarded St Peters Primary School. Tunbridge Wells town centre offers an excellent mix of social, retail and educational facilities including two theatres, a number of sports and social clubs, a fine selection of independent retailers, restaurants and bars primarily between the Pantiles and Mount Pleasant, with further multiple retail opportunities in the nearby Calverley Road pedestrianised precinct, Royal Victoria Place and North Farm Retail Park. Tunbridge Wells is rightly highly regarded for its choice of schools and these include excellent selections at primary, secondary, independent and grammar levels. Beyond this, the town has two main line railway station each providing fast and frequent services to London termini and the south coast.

**COUNCIL TAX BAND:**

C

**VIEWING:**

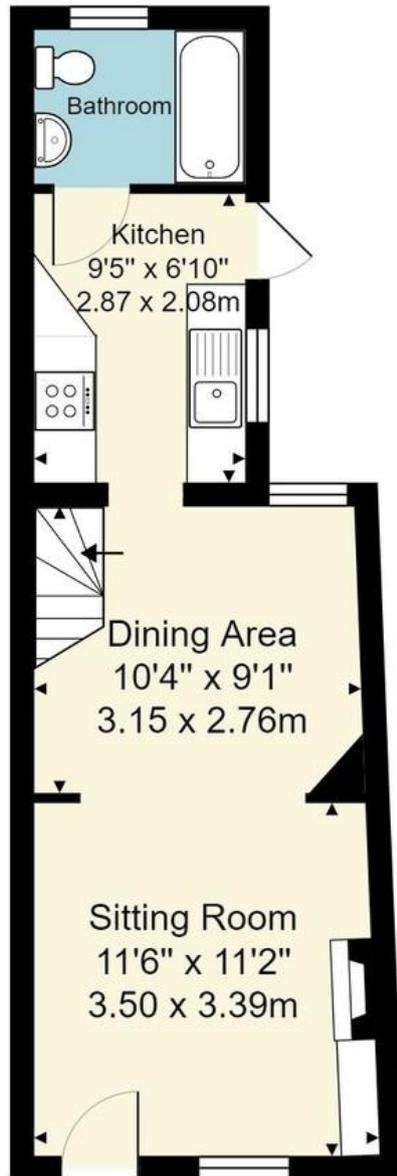
By appointment with Wood & Pilcher 01892 511211

**AGENTS NOTE:**

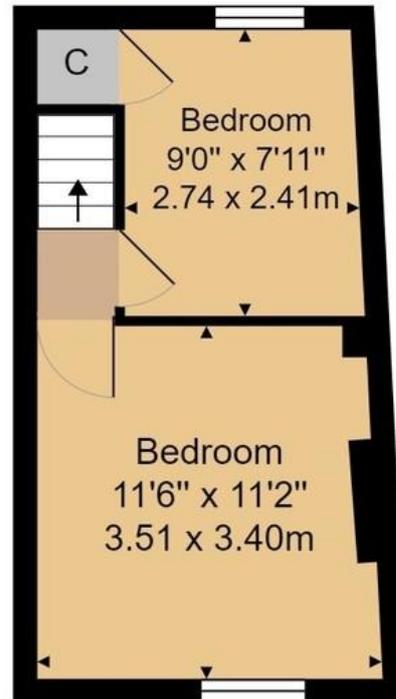
All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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 559 ft<sup>2</sup> ... 51.9 m<sup>2</sup>**

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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

