



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Period 2 Bed Terrace Home
- 2 Reception Rooms
- Private Rear Garden
- GFCH, Double Glazing
- On Street Parking
- Energy Efficiency Rating: D

Auckland Road, Tunbridge Wells

GUIDE £325,000 - £345,000

woodandpilcher.co.uk

104 Auckland Road, Tunbridge Wells, Kent, TN1 2HT

Set within the much sought after St. James' quarter of Royal Tunbridge Wells, is where you will find this spacious two double bedroomed Victorian home benefitting from two separate reception rooms, a generous kitchen complete with range style cooker and American style fridge/freezer. There is a useful utility area and a downstairs bathroom with both a bath and shower cubicle. There is also a private, fully enclosed rear garden, gas central heating and double glazing to help keep fuel bills and maintenance to a minimum. In view of the demand we experience for this particular style of home and location, we have no hesitation in recommending interested buyers view without delay.

The accommodation comprises: entrance door to:

SITTING ROOM:

Wood effect flooring, coved ceiling, feature brick fireplace with open grate and wood mantle, single radiator, window to front, built in media unit beneath the stairs, base meter cupboard.

DINING ROOM:

Wood effect flooring, two double radiators, chimney breast with display recess, wall shelving, window to rear.

KITCHEN:

Refitted with a range of wall and base units with woodblock work surfaces above, enamel one and a half bowl single drainer sink unit with mixer taps, fitted range style cooker with 7 gas burners, two ovens, grill and warming oven, large filter hood above, American style fridge freezer, tiling adjacent to worktops, tiled floor, side window.

UTILITY ROOM:

Fitted worktop with washing machine beneath included in the purchase price, built in shelving and cupboard housing a combination Valiant gas fired boiler, double glazed side door, tiled floor, door to:

BATHROOM:

White suite comprising of a panelled bath with waterfall mixer tap, tiled splashback area, low level wc, pedestal wash hand basin with mixer tap, separate glazed shower cubicle with plumbed in shower having both rainfall attachment and hand spray, window to rear, tiled floor, chrome towel rail / radiator, extractor fan.



Stairs from the sitting room lead to the first floor landing.

BEDROOM ONE:

Window to front, double radiator, power points, ceiling downlights, recess with access to the loft space.

BEDROOM TWO:

Window to rear, single radiator, power points, ceiling downlights.

OUTSIDE REAR:

A paved path leads from the side kitchen door to the rear garden which includes a paved patio area, steps and sleeper retaining wall to a level garden being laid to lawn with a raised border to the rear, fenced for privacy, outside power and tap. Access to rear across the neighbouring properties.

OUTSIDE FRONT:

Area of garden paved for low maintenance, low brick front boundary wall.

SITUATION:

The property is situated in a popular road in the St. James quarter of Tunbridge Wells and particularly well placed for access to nearby St. James Church, the town centre via Camden Road and the recently refurbished Grosvenor & Hilbert park some short distance away. It is also equidistant between the towns' two main line railway stations - High Brooms and Tunbridge Wells itself. The town centre of Tunbridge Wells is approximately 1 mile distant with its excellent mix of social, retail and educational facilities to include a number of sports and social clubs, a good number of multiple retailers both at the Royal Victoria Place and associated Calverley Road precinct as well as nearby North Farm. There are a further range of retailers, restaurants and bars between Mount Pleasant and the Pantiles. Tunbridge Wells has a number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are readily accessible from the property.

TENURE:

Freehold.

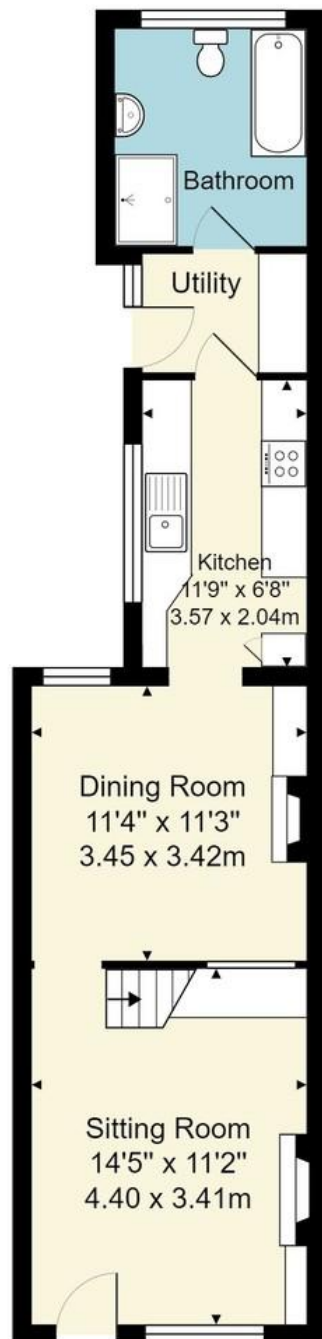
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211





Ground Floor



First Floor

Approx. Gross Internal Area 775 ft² ... 72.0 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.

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

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