



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Victorian House
- Two Double Bedrooms
- Two Reception Rooms
- Upstairs Bathroom
- Garden
- Energy Efficiency Rating: E

Dynevour Road, Tunbridge Wells

£350,000

woodandpilcher.co.uk

48 Dynevor Road, Tunbridge Wells, TN4 9HP

Situated at the top of this popular road, being within walking distance of the main line station and local shops is this substantial two double bedroom Victorian semi-detached house, now requiring complete modernisation. The property has side access, with the living room at the front of the property with a double glazed bay window. At the rear is the dining room with large understairs cupboard and a door to the "kitchen" which is a sink unit with cupboard underneath and having space and an electrical point for a freestanding cooker; there is also space for a fridge/ freezer and there is a large larder cupboard. Upstairs a double bedroom sits at the front, with a further double bedroom at the rear and the large bathroom comes off this room.

The property has been under the same ownership for some 50 years and now requires a total program of refurbishment including, but not limited to electrics/ wiring, central heating, kitchen, bathroom and redecoration throughout. Being sold with NO CHAIN it is not worth viewing unless you have an appetite and funds to do substantial works to the property.

Double glazed front door with frosted inset panels.

LOUNGE:

Double glazed bay window to front, electric heater, picture rail, electric feature fireplace with tiled hearth and surround.

DINING ROOM:

Double glazed sash window to rear, gas fire with cupboards to side of chimney breast. Two understairs cupboards, electric heater, picture rail.

KITCHEN:

Double glazed door to side and double glazed window to side. Sink unit with hot and cold taps, cooker point, space for fridge/freezer. Storage cupboard with window to rear.

LANDING:

Hatch to loft.

BEDROOM:

Double glazed bay window to front, built-in cupboard, night storage heater.



BEDROOM:

Double glazed sash window to rear, built-in wardrobe, night storage heater.

BATHROOM:

Frosted double glazed sash window to rear. Fitted with a WC, wall mounted wash hand basin, panel enclosed bath. Heated towel rail, night storage heater, cupboard housing the water heater.

OUTSIDE FRONT:

Steps up to front door accessed at the side.

OUTSIDE REAR:

Outside store, lawn, side access.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, John Lewis, a multiscreen cinema and bowling complex.

TENURE:

Freehold

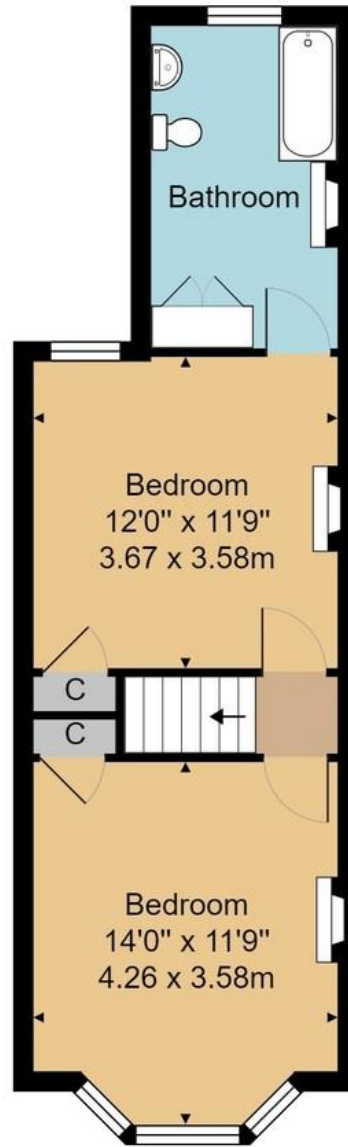
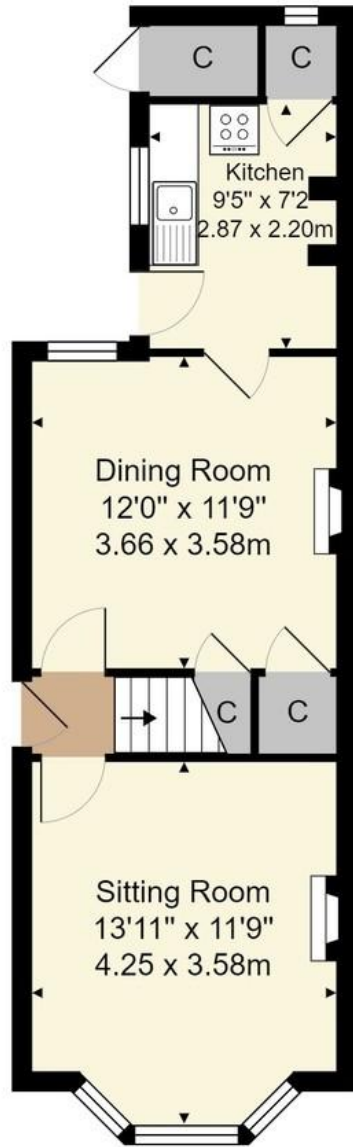
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311





Approx. Gross Internal Area 855 ft² ... 79.5 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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