



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Maisonette With Private Entrance
- Two Double Bedrooms
- Off Road Parking
- Modern Bathroom
- Garden
- Energy Efficiency Rating: E

**Kibbles Lane, Tunbridge Wells**

**£250,000**

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



### 59 Kibbles Lane, Tunbridge Wells, Kent, TN4 0JH

The property is well presented offering spacious accommodation with the benefit of a garden, off road parking and a garage. There is a private entrance with stairs leading up to a large landing area with doors leading onto the well proportioned accommodation. There is good sized living room featuring a Fischer electric fire with ceramic surround. The kitchen has a range of cupboards and has a large pantry style cupboard with built in shelving. The property has two double bedrooms both with built in wardrobes. The modern shower room has been recently fitted with a large shower with a rainfall shower head, heated towel rail, with the room being finished by attractive wall tiling.

The property benefits from a private rear garden featuring a lawn and is bordered with mature shrubs.

#### **ENTRANCE HALL:**

Double glazed door with frosted panels, double glazed window to side, stairs leading to first floor, fitted carpet.

#### **LOUNGE:**

Front aspect double glazed window, fitted carpet, high level picture rail, electric fire with ceramic surround.



**KITCHEN:**

Rear aspect double glazed window, double glazed door to lobby, high and low level cupboards and drawers, tiled splash back, space for cooker, washing machine and fridge freezer, stainless steel sink with drainer and mixer tap, cupboard housing hot water tank, built in pantry cupboard, radiator.

**LOBBY:**

Rear aspect double glazed window.

**BEDROOM:**

Front aspect double glazed window, radiator, built in wardrobe, fitted carpet.

**BEDROOM:**

Rear aspect double glazed window, radiator, built in wardrobe and cupboard, fitted carpet.

**BATHROOM:**

Rear aspect frosted double glazed window, shower cubicle, thermostatic shower with rainfall shower head, wash basin on vanity unit, low level WC, radiator, wall mounted ladder style heated towel rail,

**LANDING:**

Loft hatch, smoke alarm.

**OUTSIDE FRONT:**

Driveway, brick built garage, concrete path, access to rear garden.

**OUTSIDE REAR:**

Laid to lawn, mature trees and hedge.

**GARAGE:**

Up and over door.

**TENURE:**

Leasehold

Lease - 125 years From 18 June 1990

Service Charge - currently no service charge

Ground Rent - currently £10.00 per annum.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

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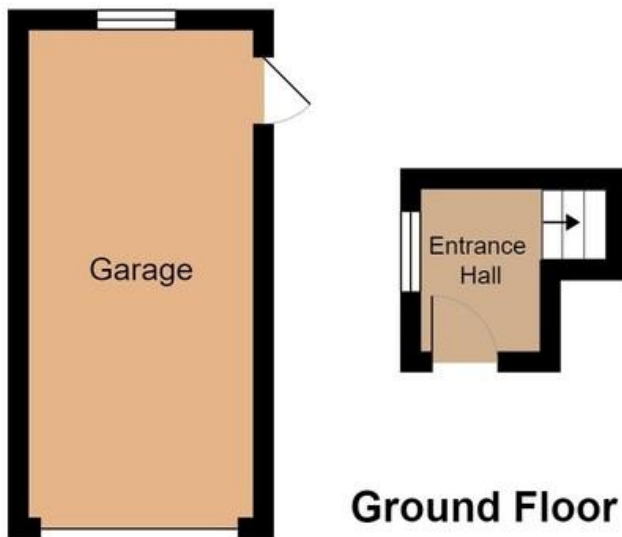
**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

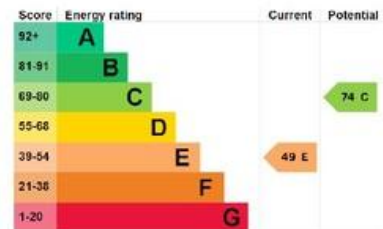




**First Floor**



**Ground Floor**



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