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PILCHER**

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- 2 Bed Semi Detached Property
- Handsome Period Home
- No Onward Chain
- Southerly Rear Garden
- Off Road Parking
- Energy Efficiency Rating: D

Garden Road, Tunbridge Wells

GUIDE £375,000 - £400,000

woodandpilcher.co.uk

5 Garden Road, Tunbridge Wells, TN1 2XJ

This beautiful period property has a desirable town centre location with the added advantage of off road parking for a small car. The St. James area is well sought after being very close to St. James primary school and a short walk to the main line station. The property has a side entrance into the hallway with a spacious sitting room having a feature fireplace with log burner, a dining room leading into the kitchen and a shower room all on the ground floor. A split staircase then leads up to the first floor with two double bedrooms and a generous bathroom with a feature freestanding bath and shower cubicle. The private rear garden is southerly facing and to the front is a block paved driveway providing off road parking for a small car. The property also has the advantage of no onward chain thereby streamlining the buying process.

SIDE ENTRANCE:

Via part glazed entrance door into:

HALLWAY:

Wooden flooring, radiator, understairs store cupboard, stairs to first floor.

SITTING ROOM:

A good sized bright room with a double glazed sash bay window to the front, feature fireplace with log burner, built in cupboard and shelving, wooden flooring, radiator.

DINING ROOM:

Double glazed window to rear, built in store cupboards, wooden flooring, radiator.

KITCHEN:

Fitted with a range of wall, base and drawer units with complementary worktop. Inset stainless steel sink and drainer with mixer tap. Built in oven with gas hob and extractor fan over. Spaces for fridge/freezer and washing machine. Part tiling to walls, tiled flooring. Double glazed window to side and part glazed door to side.

SHOWER ROOM:

Comprising of a corner shower cubicle, pedestal wash hand basin, low level wc. Part tiling to walls, tiled flooring, heated towel rail, extractor fan. Double glazed window to side.

FIRST FLOOR LANDING:

Double glazed window to side, carpet.

MASTER BEDROOM:

A good sized bedroom with double glazed sash bay window to the front, built in shelving, radiator, carpet.



BEDROOM 2:

A further double bedroom with double glazed window to rear, built in shelving, wooden flooring, radiator.

BATHROOM:

Steps down into a generous bathroom with freestanding roll top bathtub with mixer tap and shower handset, shower cubicle with 'Mira' shower, low level wc, pedestal wash hand basin with tiled splashback. Wall mounted gas central heating boiler, vinyl flooring, radiator. Double glazed window to rear.

OUTSIDE REAR:

A private rear garden enjoying a southerly aspect with walling and fencing to boundaries. Shrubs to raised borders, wooden store cupboard, gated side access.

OUTSIDE FRONT:

Block paved driveway to the front providing off road parking for a small car.

SITUATION:

The property is located in central Tunbridge Wells. It offers good access on foot to nearby St James' Church and also Camden Road which in turn leads to the principal shopping precinct, Royal Victoria Place. Camden Road has an excellent combination of independent retailers and some of the most popular restaurants in town. The railway station is readily accessible and offers a fast and frequent service to both London termini and the South Coast. Also close at hand are the pleasant old High Street, Chapel Place and the Pantiles with their further mix of primarily independent retailers, restaurants and bars.

TENURE:

Freehold

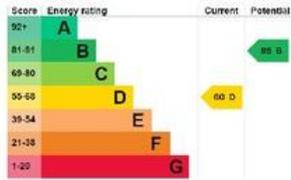
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Ground Floor

First Floor

Approx. Gross Internal Area 875 ft² ... 81.2 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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