



- End of Terrace
- Three Bedrooms
- Two Reception Rooms
- South Facing Garden
- Side Access
- Energy Efficiency Rating: D

**Clifton Road, Tunbridge Wells**

**£395,000**





### 110 Clifton Road, Tunbridge Wells, Kent, TN2 3AU

This Victorian townhouse has flexible accommodation spanning over three floors and has further potential if so desired and would benefit from some modernisation. Entering the property there is a large living room to the front of the property letting in plenty of light through the large windows. Also on this floor is a double bedroom overlooking the garden. The well-presented shower room is also on this floor.

There are stairs leading down to the lower floor where there is a spacious second living room with an authentic wood log burner which is in regular use. You could use this reception room as a dining room as it overlooks the south facing garden. The kitchen sits to the front of the property and offers a great space for a table and chairs. There is a large built-in cupboard housing the washing machine and boiler. The first floor has 2 generous double bedrooms, both benefiting from large built-in cupboards. The house has several feature fireplaces, retaining a lot of the character and charm of the original building. Outside is a large south-facing garden with patio area for entertaining, lawn, flower beds and borders and mature trees.

The property is conveniently located for the main line station being just 0.2 miles distant.





**ENTRANCE HALL:**

Stairs to first floor and lower ground floor, smoke alarm.

**FAMILY ROOM:**

Front aspect double glazed window, fitted carpet, fireplace with ceramic surround, radiator, ceiling fan.

**SHOWER ROOM:**

Side aspect frosted double glazed window, vinyl floor, radiator, thermostatic shower, glass sliding door, hand wash basin on vanity unit, extractor fan, low level WC, part tiled walls.

**BEDROOM:**

Rear aspect double glazed window, radiator, fitted carpet.

**LOUNGE:**

Rear aspect double glazed window, wood burner, laminate floor, radiator, understairs cupboard.

**KITCHEN:**

Front aspect double glazed window, wall and floor cupboards with drawers, space for tumble dryer, cooker and dish washer, stainless steel sink with drainer and mixer tap, cupboard housing washing machine and boiler.

**BEDROOM:**

Front aspect double glazed window, radiator, built in cupboard, feature fireplace.

**BEDROOM:**

Rear aspect double glazed window, built in cupboard, radiator.

**OUTSIDE FRONT:**

Block paved steps leading to front door, gravel area, mature hedge, side access to rear.

**OUTSIDE REAR:**

Large patio area, stepped levels to lawn, mature flower beds and boarders, side access.

**TENURE:**

Freehold.

**COUNCIL TAX BAND:**

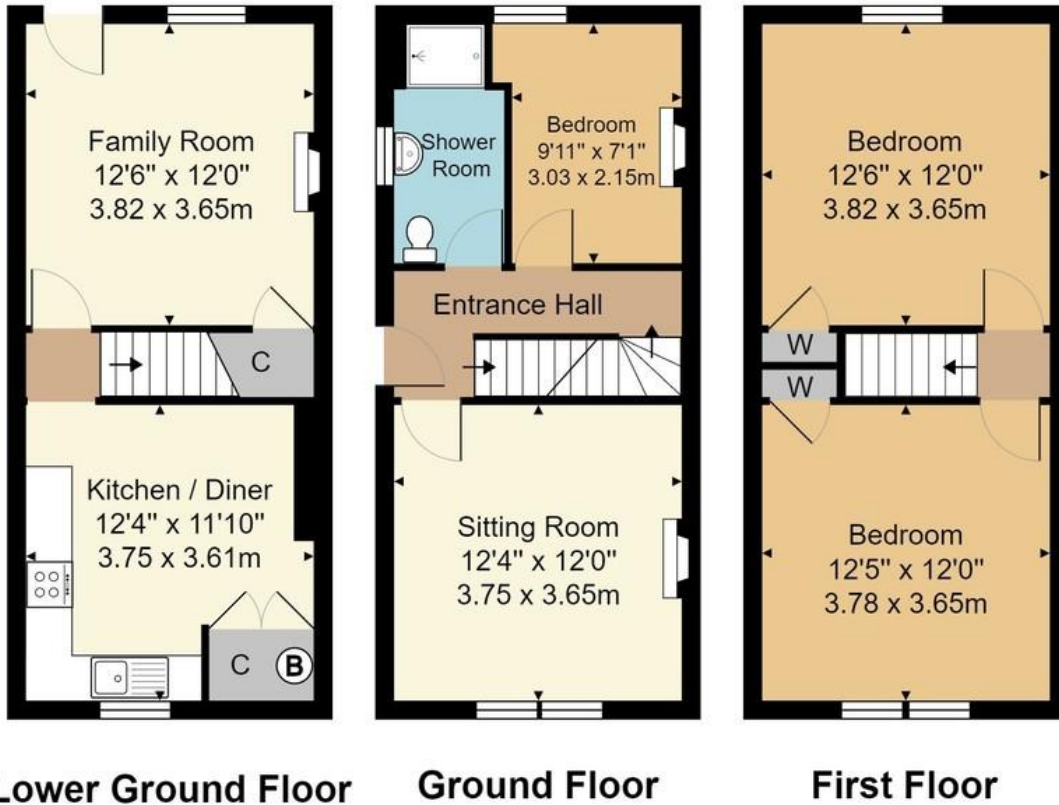
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**VIEWING:**

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1011 ft<sup>2</sup> ... 93.9 m<sup>2</sup>

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