



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached House
- Three Bedrooms & Loft Room
- Two Reception Rooms
- Downstairs Bathroom
- Courtyard Garden
- Energy Efficiency Rating: E

Powder Mill Lane, Tunbridge Wells

£400,000

woodandpilcher.co.uk



88 Powder Mill Lane, Tunbridge Wells, TN4 9EA

Situated on a central road in High Brooms, close to the main line station and local shops is this spacious three double bedroom Victorian home with a loft room conversion. The ground floor accommodation comprises a good size sitting room with a wall mounted electric fire and wooden floors, a dining room with under stairs cupboard and being open to the kitchen creating a lovely entertaining space. The shower room sits to the rear of the property and benefits from a large walk-in shower which has been recently fitted and decorated. Upstairs there are three double bedrooms all offering plenty of space for double beds and the usual bedroom furniture. The loft room benefits from a Velux window making the room light and airy. The cupboards set in the eaves provide extra storage.

We highly recommend a viewing to fully appreciate the size and scope of this property.

ENTRANCE HALL:

Wooden floor, stairs to first floor.

LOUNGE:

Front aspect double glazed window, wooden floor, radiator, wall mounted electric fire.



DINING ROOM:

Rear aspect double glazed doors leading to the garden, wooden floor, radiator, under stairs cupboard.

KITCHEN:

Rear aspect double glazed window, wall and floor cupboards, space for washing machine, fridge freezer and cooker, sink with mixer tap and drainer, tiled splashback, large cupboard housing boiler, vinyl flooring, double glazed door leading to the garden.

SHOWER ROOM:

Rear aspect frosted double glazed window, under floor heating, extractor fan, tiled walls and floor, shower with glass screen, low level WC, hand wash basin on vanity unit, ladder heated towel rail, wall mounted mirror.

FIRST FLOOR LANDING:

Fitted carpet, radiator, stairs leading to loft room.

BEDROOM:

Front aspect double glazed window, radiator, fitted carpet.

BEDROOM:

Rear aspect double glazed window, radiator, fitted carpet.

BEDROOM:

Rear aspect double glazed window, radiator, fitted carpet, hanging rail.

LOFT ROOM:

Velux window, fitted carpet, cupboards in eaves.

OUTSIDE FRONT:

Concrete path, artificial grass, low brick wall, iron gate, gravel border.

OUTSIDE REAR:

Blocked paved courtyard, wooden shed, outside tap, wooden fence border.

TENURE:

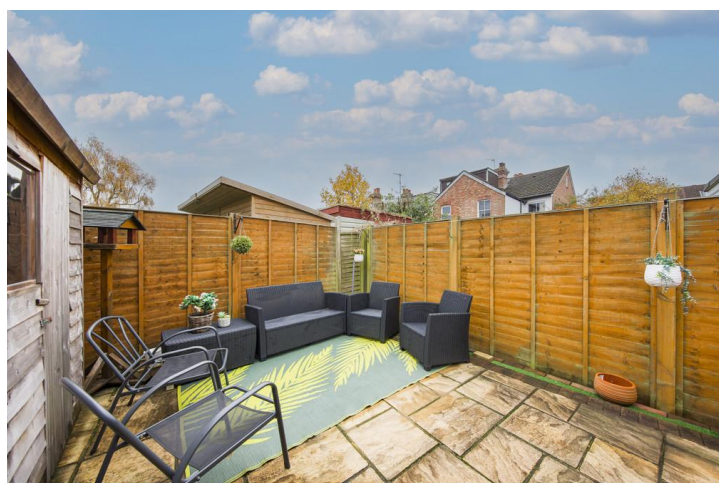
Freehold.

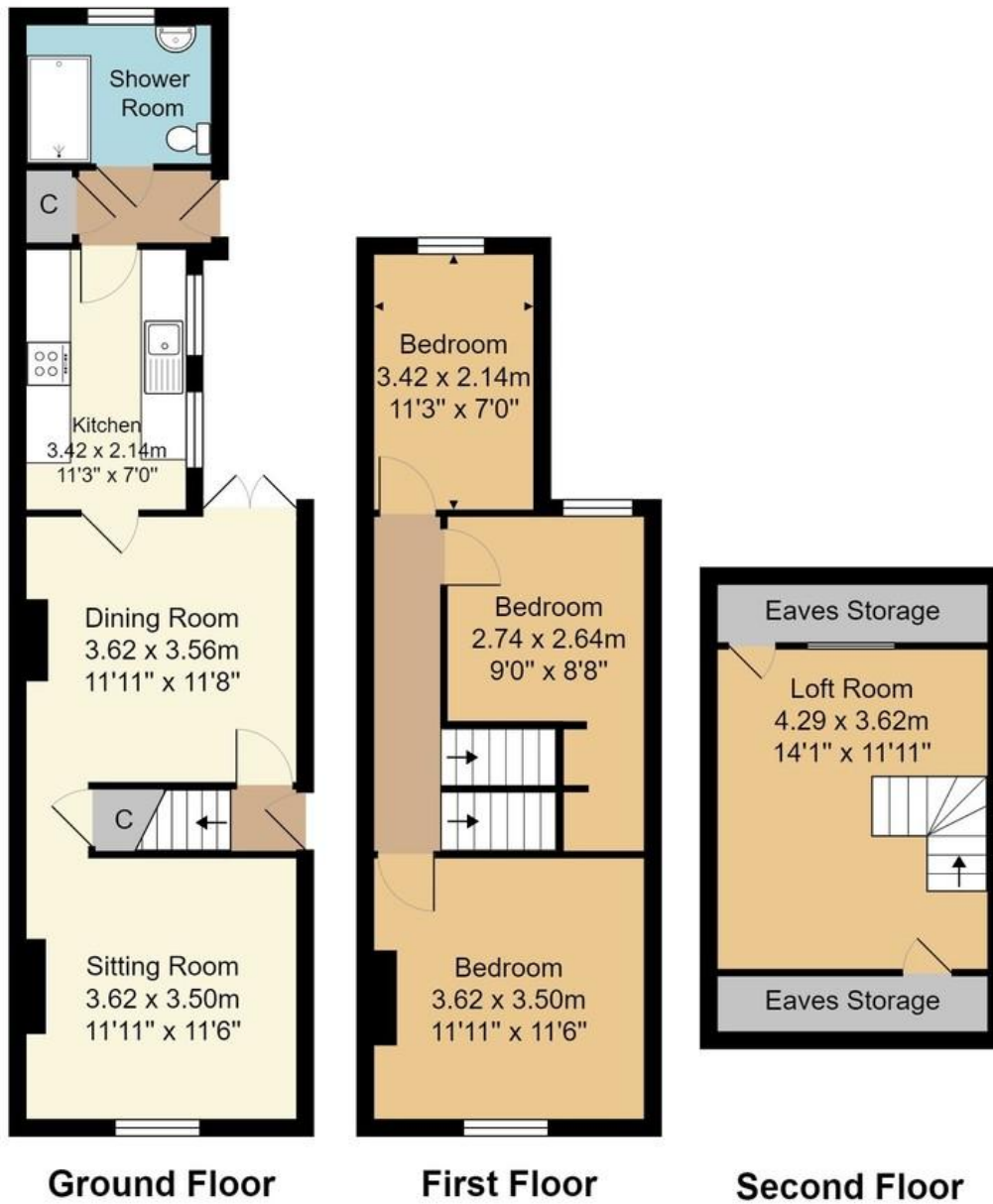
COUNCIL TAX BAND:

E.

VIEWING:

By appointment with Wood & Picher 01892 511311





Approx. Gross Internal Area 1083 sq. ft / 100.6 sq. m

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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

