



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid Terraced Property
- Accommodation Over 3 Storeys
- 3 Double Bedrooms
- Town Centre Location
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: C

Norman Road, Tunbridge Wells

£375,000

woodandpilcher.co.uk

27 Norman Road, Tunbridge Wells, TN1 2RT

A three storey, three bedroom town house in a popular residential road within the town centre offering good access to the local Grosvenor & Hilbert Park and the main line station. It offers good flexible accommodation having both sitting and dining rooms as well as three double bedrooms, hallway, kitchen and bathroom. To the rear there is a garden with decked patio and area of lawn. Permit parking is available in this area.

ENTRANCE:

Steps up to part glazed door into:

HALLWAY:

Tiled flooring, radiator. Leading to:

SITTING ROOM:

A good sized sitting room with double glazed window to rear. Feature fireplace, carpet.

BEDROOM:

A double bedroom with double glazed window to front, radiator, carpet.

Stairs to **FIRST FLOOR LANDING:**

BEDROOM:

A further double bedroom with double glazed window to front, radiator, carpet.

EN SUITE WC:

Wall mounted wash hand basin, low level wc, tiled floor, extractor fan.

BEDROOM:

A double bedroom with double glazed window to rear, radiator, carpet.

LOWER GROUND FLOOR:

KITCHEN:

Fitted with a range of wall and base units. Inset sink and drainer with mixer tap. Built in oven with electric hob and extractor fan over. Spaces for fridge/freezer and dishwasher. Part tiling to walls, tiled flooring, radiator, downlights. Double glazed window to front.



DINING ROOM:

Double glazed window to rear and double glazed door leading to the rear garden. Built in store cupboard housing wall mounted gas central heating boiler and further storage, radiator, tiled flooring.

BATHROOM:

Fitted with a suite comprising a panelled bath with shower over, wash hand basin, low level wc. Part tiling to walls, tiled flooring, radiator. Space for washing machine on entrance to the bathroom. Built in store cupboard. Sash window to front.

OUTSIDE REAR:

A private garden with fencing to boundaries, an area of decked patio and further area of lawn with shrubs to borders. Rear access through to neighbouring gardens.

SITUATION:

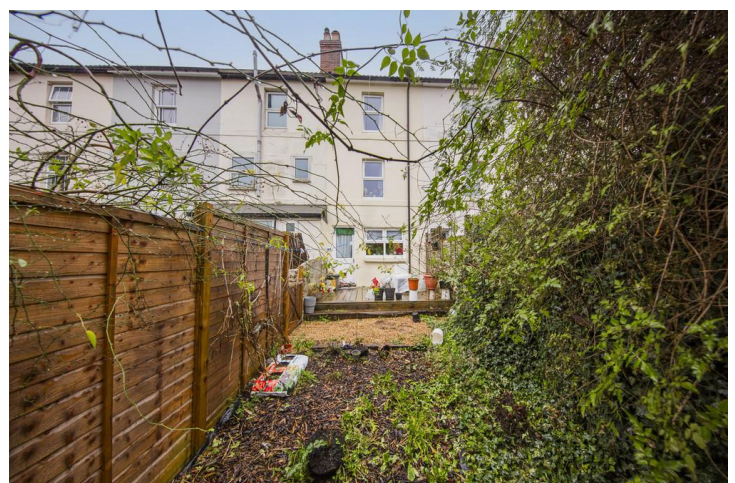
The property occupies a particularly convenient position to nearby by Camden Road which is home to a wide range of independent retailers and restaurants, with the main town centre including the Royal Victoria Shopping Mall approximately one quarter of a miles walking distance. Here you will find many of the High Street names, along with a selection of vibrant restaurants, cafes and bars. Also in this part of the town there are two theatres, a selection of local parks, whilst a little further to the south you will find the old High Street, the historic Pantiles and Tunbridge Wells main line station which offers commuter services to London Charing Cross/Cannon Street. The town has a number of highly regarded primary, secondary, grammar and independent schools, many of which are readily accessible from the house. Recreational amenities include golf, cricket, rugby and tennis clubs, Tunbridge Wells Indoor Tennis & Sports Centre and on the outskirts of the town, the North Farm Retail and Leisure Park is home to a multi screen cinema, ten pin bowling complex and a further range of well known retailers.

TENURE: Freehold

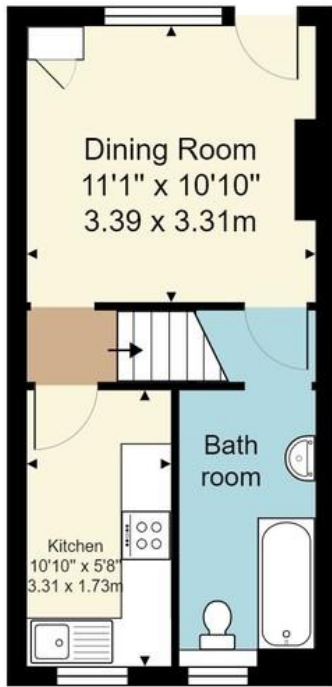
COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511211

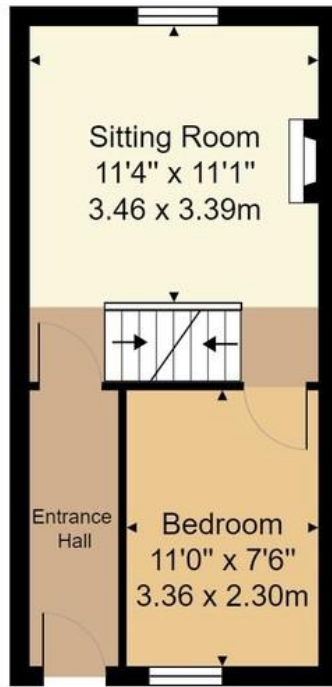
AGENTS NOTE: All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor



Ground Floor



First Floor

Approx. Gross Internal Area 857 ft² ... 79.6 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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 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

