



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed Period Terrace
- Improved & Enhanced
- Separate Lounge & Diner
- Good Sized Urban Garden
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: C

Beech Street, Tunbridge Wells

£315,000

woodandpilcher.co.uk

3 Beech Street, Tunbridge Wells, TN1 2RU

Centrally and conveniently located, an improved and enhanced terraced period property with good entertaining space, an attractive kitchen, a generous urban garden and two double bedrooms. A glance at the attached photographs and floorplan will give an indication as to the design and quality of this property, what may be less apparent are the improvements the current owners have made in their time - these include a part re-wiring, the installation of new areas of engineered wooden flooring and carpets, re-decoration, the installation of contemporary styled radiators and even, for convenience sake, a USB plug socket in each room. The property enjoys particularly good entertaining space in the form of a large lounge and further large and separate dining room, two double bedrooms and a first floor bathroom. The property enjoys use of a residents permit parking scheme (see agents note) and an enclosed rear garden with good entertaining space and a further area of lawn.

Access is via a partially glazed double glazed door with two inset opaque panels, leading to:

LOUNGE:

Of a good size with ample space for lounge furniture and entertaining, engineered oak flooring, contemporary recently fitted radiator. Double glazed window to the front with fitted blind. Inset spotlights to the ceiling, various media points, fitted cupboard housing the electrical consumer unit and meter.

INNER LOBBY:

Engineering oak flooring, stairs to the first floor.

DINING ROOM:

Good areas of engineered oak flooring, contemporary and recently fitted radiator. Space for large dining table and chairs or for further lounge furniture, inset spotlights to the ceiling, areas of floating shelving to one side of the original chimney breast. Double glazed window to rear with fitted blind. Louvered door to an understairs cupboard with good ample storage space and a wall mounted gas meter. Georgian style partially glazed door leading to:

KITCHEN:

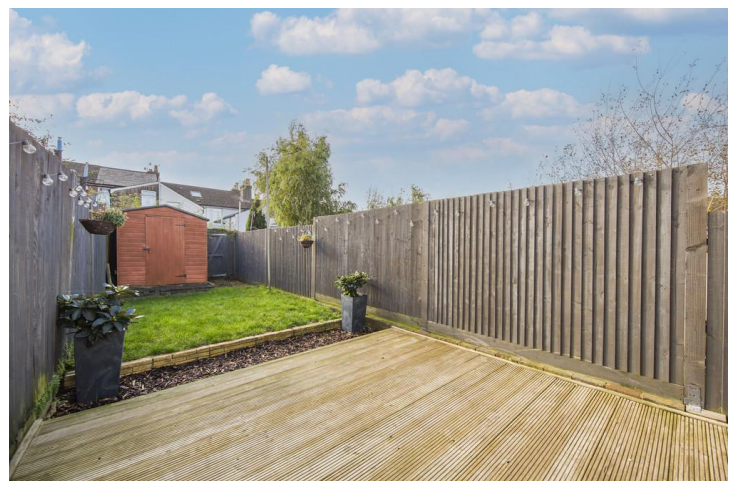
Fitted with a range of white wall and base units and a complementary work surface. One and a half bowl stainless steel sink with mixer tap over. Integrated electric oven and inset four ring 'Hotpoint' induction hob with stainless steel splashback. Space for free standing fridge/freezer, dishwasher and washing machine, good general storage space. Tiled floor, wall mounted extractor fan. Double glazed windows to the rear and side and partially glazed double glazed door with inset opaque panels to the side.

REAR PORCH:

Of a brick and glass panel construction with further partially glazed door to the rear garden, tiled floor.

FIRST FLOOR LANDING:

Exposed wooden floorboards, loft access hatch, inset spotlights to the ceiling. Doors leading to:



BEDROOM:

Carpeted, contemporary and recently fitted radiator, inset spotlights to the ceiling. Good space for a large double bed and associated bedroom furniture. Louvered door to an overstairs cupboard with areas of fitted cot rails and further areas of shelving. Double glazed window to the front.

BEDROOM:

(Currently used as an office). Carpeted, contemporary and recently fitted radiator, inset spotlights to the ceiling. Good space for large bed and associated bedroom furniture. Double glazed windows to the rear.

Steps down to an **INNER LOBBY AREA:** Tiled flooring, cupboard housing wall mounted 'Worcester' boiler and areas of fitted shelving. Door leading to:

BATHROOM:

Fitted with a pedestal wash hand basin with mixer tap over, tiled splashback and small floating shelf over, low level wc, panelled bath with mixer tap over and single head shower attachment and fitted concertina glass screen and further single head shower over. Tiled floor, two wall mounted cabinets, radiator, extractor fan. Opaque double glazed window to the rear.

OUTSIDE FRONT:

Essentially a low maintenance garden with a path leading to a cast iron gate and the pavement. Areas of retaining brick walls and good areas of stone chippings.

OUTSIDE REAR:

Retaining wooden fencing, low maintenance area to the side of the property with an external tap set to stone chippings and a step leading up to a decked area with excellent space for garden furniture and for entertaining with a further wood bark area. Beyond this the garden is principally set to lawn with a large detached shed and a gate leading to a rear twitten.

SITUATION:

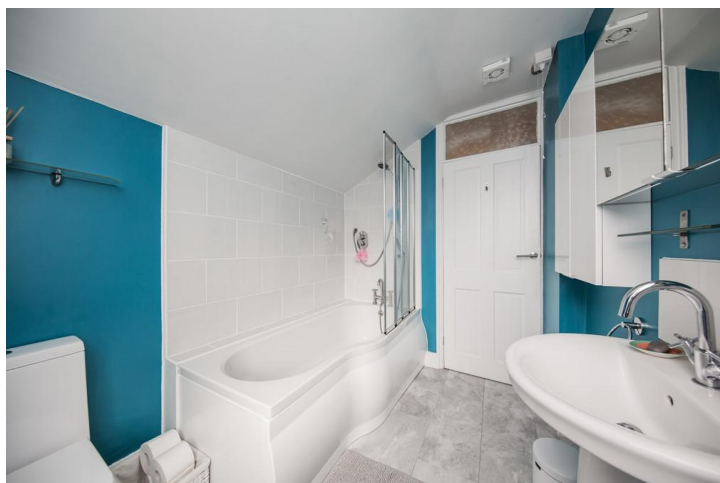
Beech Street is a popular residential location central to Tunbridge Wells itself and offering excellent access to town via Camden Road. Camden Road itself has a number of interesting and innovative independent retailers and restaurants and leads directly to the Royal Victoria Place shopping precinct and associated Calverley Road. The property is a modest walk from the main line railway station and the Pantiles beyond. The area has a number of well regarded schools at all levels and good access to green spaces, most particularly the recently refurbished Grosvenor & Hilbert Park with its areas of ancient woodland, sports pitches and café. Tunbridge Wells has two main line railway stations both of which offer fast and frequent services to both London termini and the South Coast and ready access to the A21 trunk road which leads to the M25.

TENURE: Freehold

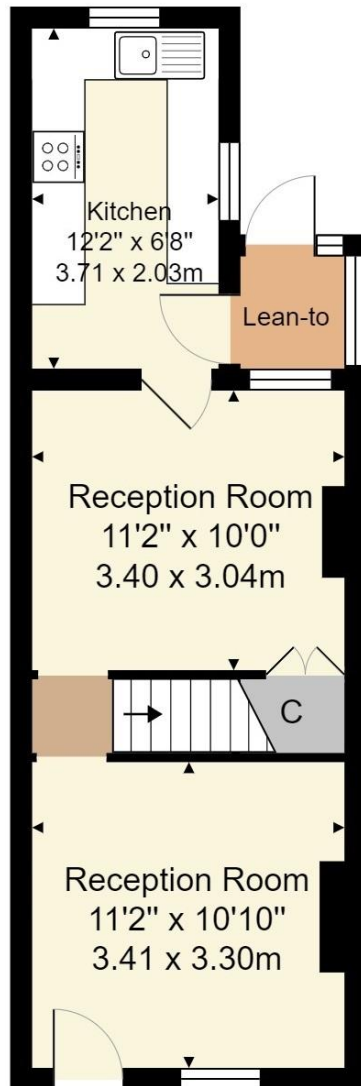
COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511211

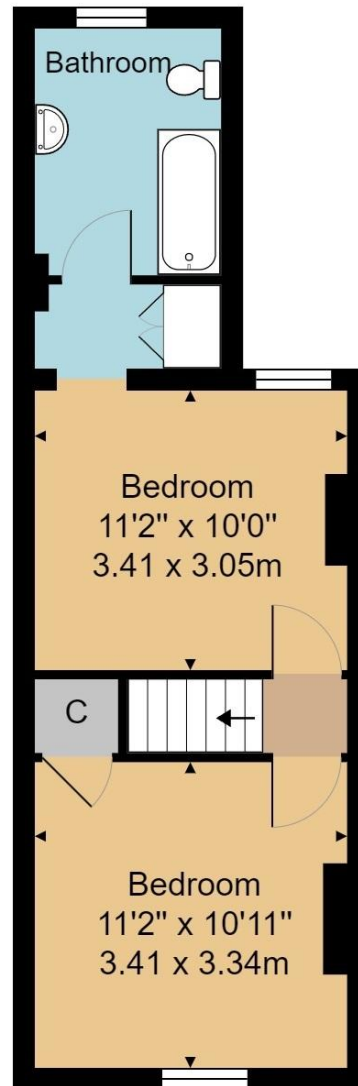
AGENTS NOTE: All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 736 ft² ... 68.4 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.

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

