



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Welcoming Terraced Property
- Desirable St. James Location
- Separate Sitting & Dining Rooms
- 2 Double Bedrooms
- On Street Parking
- Energy Efficiency Rating: D

Stanhope Road, Tunbridge Wells

£325,000

woodandpilcher.co.uk

6 Stanhope Road, Tunbridge Wells, TN1 2HY

A well presented period property located in the ever popular area of St. James being a short walk to the Grosvenor & Hilbert recreation ground, the town centre and the main line station. The property itself is very welcoming having a 'homely' feel with period features such as original doors and feature fireplaces. On the ground floor there are separate sitting and dining rooms with a kitchen and bathroom to the rear. On the first floor there are two good sized double bedrooms. To the rear is a courtyard garden with a bright aspect.

ENTRANCE:

Via part glazed doorway into:

SITTING ROOM:

Feature fireplace with built in cupboard to one side, radiator, carpet. Window to front.

DINING ROOM:

Accessed passing the stairs to the first floor with a radiator. Good sized dining room with two understairs built in store cupboards, radiator, wood effect vinyl flooring. Feature fireplace. Part glazing door to rear.

KITCHEN:

Fitted with a range of wall and base units with built in 'Neff' oven and ceramic hob with extractor fan over. Inset sink and drainer with mixer tap. Spaces for washing machine and fridge. Parquet flooring, tiling to walls. Double glazed window to side.

BATHROOM:

Fitted with a panelled bath with shower over and folding shower screen, low level wc, wash hand basin with vanity unit below. Parquet block flooring, heated towel rail. Glazed block window to rear and further side window.

FIRST FLOOR:

BEDROOM 1:

Feature fireplace, radiator, carpet. Window to rear.

BEDROOM 2:

Feature fireplace with cast iron inset and built in cupboard to side housing gas central heating boiler, built in airing cupboard with pre lagged water tank and shelving above, radiator, carpet. Window to front.



OUTSIDE REAR:

A pleasant courtyard garden benefitting from a sunny aspect with a gravelled seating area, decked pathway, fencing to boundaries and mature shrubs to borders. Gated side entrance which is not currently in use.

OUTSIDE FRONT:

Gated and walled front garden with shrubs to borders.

PARKING:

On street parking.

SITUATION:

The property is situated in a popular road in the St. James quarter of Tunbridge Wells and particularly well placed for access to nearby St. James Church, the town centre via Camden Road and the recently refurbished Grosvenor & Hilbert park some short distance away. It is also equidistant between the towns' two main line railway stations - High Brooms and Tunbridge Wells itself. The town centre of Tunbridge Wells is approximately 1 mile distant with its excellent mix of social, retail and educational facilities to include a number of sports and social clubs, a good number of multiple retailers both at the Royal Victoria Place and associated Calverley Road precinct as well as nearby North Farm. There are a further range of retailers, restaurants and bars between Mount Pleasant and the Pantiles. Tunbridge Wells has a number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are readily accessible from the property.

TENURE:

Freehold

COUNCIL TAX BAND:

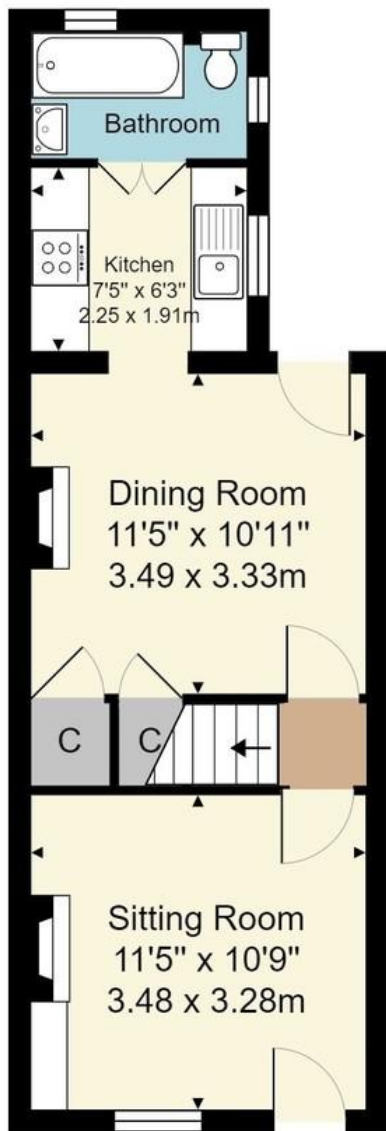
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VIEWING:

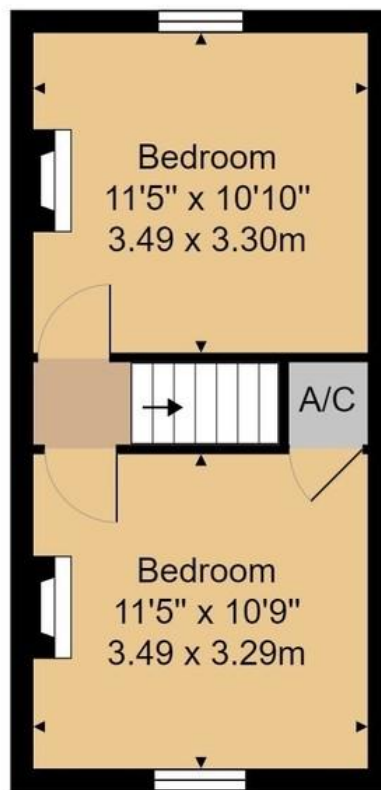
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 662 ft² ... 61.5 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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