



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Terraced House
- Two Bedrooms
- Upstairs Bathroom
- Two Reception Rooms
- West-Facing Garden
- Energy Efficiency Rating: D

Taylor Street, Southborough

£250,000

woodandpilcher.co.uk



22 Taylor Street, Southborough, Tunbridge Wells, TN4 ODX

A two bedroom terraced Victorian house requiring modernisation with a westerly facing garden.

This is a charming and traditional Victorian terraced property comprising two reception rooms, the living room has a fitted gas fire. Situated to the rear of the property is the kitchen which has a door leading into the rear garden which is a good size and is westerly facing. On the first floor there is a double bedroom with fitted wardrobes and a single room ideal for a nursery or study as well as a family bathroom. This property has the potential to be improved into a first home and being situated just 1 mile from the main line station, it is ideal for the commuter, as well as being a couple of minutes walk away from local shops including a small supermarket, take aways, bakery and cafes.

Wooden front door.

LIVING ROOM:

Double glazed window to front, radiator, fitted carpet, wooden beamed ceiling. Gas fire with wooden mantle.



DINING ROOM:

Double glazed window to rear, radiator, fitted carpet. Built in cupboard, archway leading to:

KITCHEN:

Fitted with a range of wall and floor cupboards and drawers. Stainless steel sink with drainer and taps. Space for cooker, washing machine and fridge/freezer. Vinyl flooring, radiator. Double glazed window to side and double glazed door leading to garden.

FIRST FLOOR LANDING:

Fitted carpet, loft hatch, integrated airing cupboard.

BEDROOM:

Double glazed window to front, radiator, fitted carpet. Triple wardrobes with sliding doors.

BEDROOM:

Double glazed window to rear, radiator, fitted carpet.

BATHROOM:

Fitted with a suite comprising wash hand basin, low level WC, panel enclosed bath with mixer tap and shower attachment. Vinyl flooring, radiator. Double glazed window to rear.

OUTSIDE REAR:

A westerly facing garden with brick paved patio and block paved patio, side access, wooden shed. Integrated cupboard housing second boiler.

OUTSIDE FRONT:

Block paved front garden with low level brick wall.

SITUATION:

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre.

TENURE:

Freehold

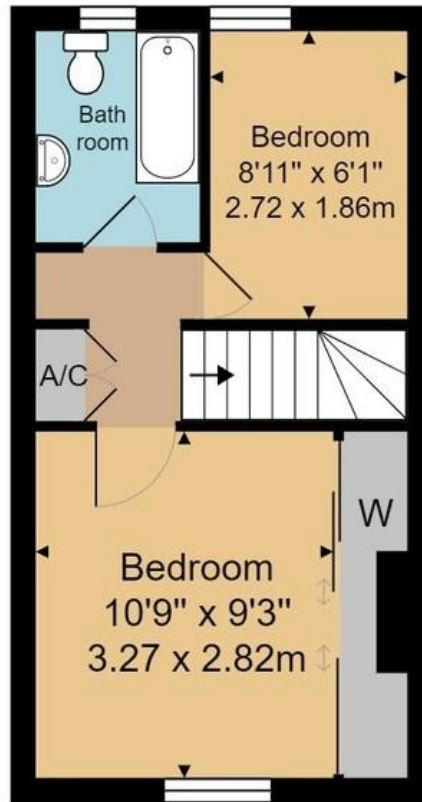
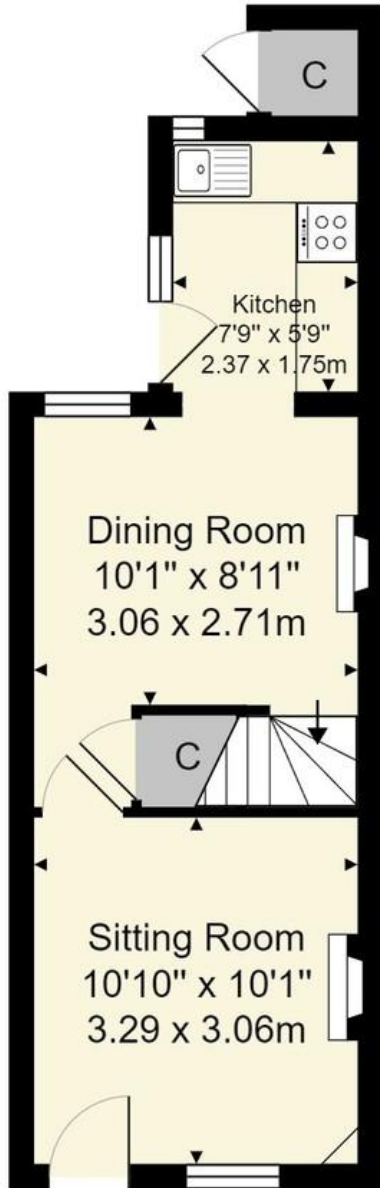
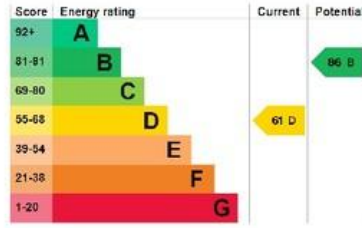
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311





Ground Floor

First Floor

Approx. Gross Internal Area 549 ft² ... 51.0 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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