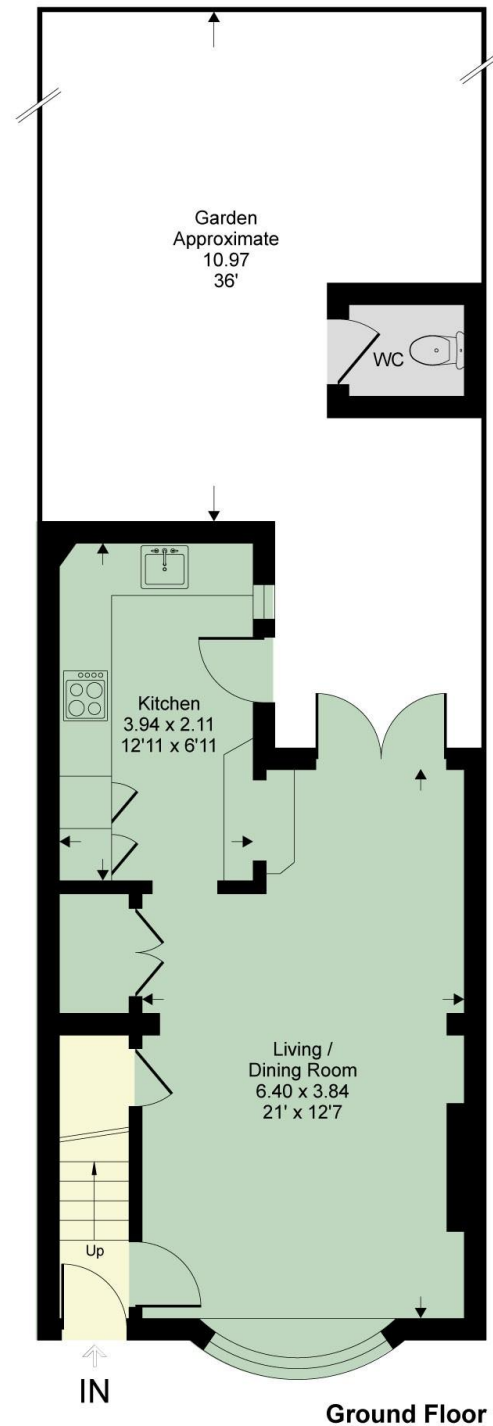
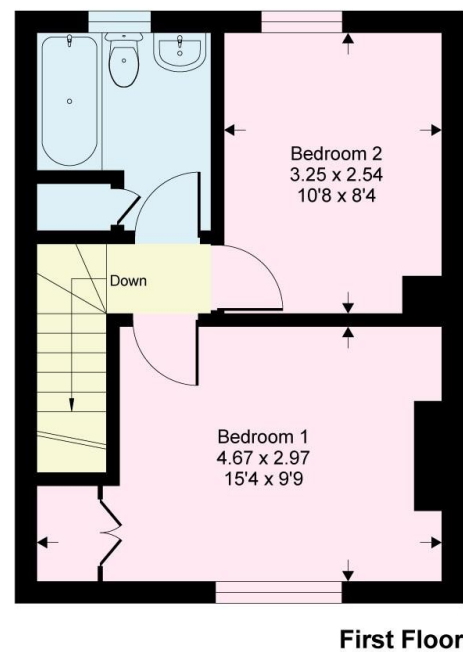


Eridge Road, TN4

Approximate Gross Internal Area = 67 sq m / 724 sq ft
 Approximate Outbuilding Internal Area = 1 sq m / 15 sq ft
 Approximate Total Internal Area = 68 sq m / 739 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



38 Eridge Road

Tunbridge Wells, TN4 8HR



A significantly remodelled and upgraded period house featuring a dual aspect well-proportioned reception room with french doors leading out to a private garden and professionally installed kitchen. The well-presented accommodation features two double bedrooms and first floor bathroom and is conveniently located to the pantiles opposite Tunbridge Wells common.

Hall, sitting/dining room, fitted kitchen, two double bedrooms, bathroom, gas fired central heating, double glazed windows, front and rear gardens, potential offroad parking etc.

£375,000 - £395,000 Freehold – No forward chain.



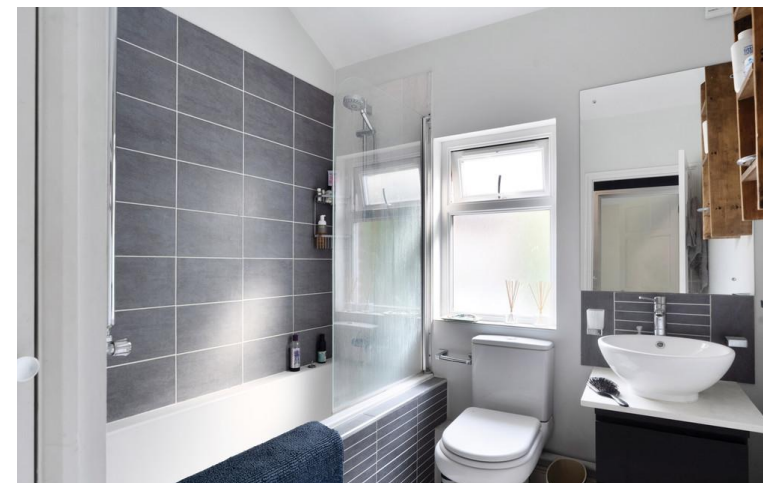
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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- ◆ LED recess lighting and staircase lead to the first floor landing with access to roof space.
- ◆ Double bedroom 1 features double glazed, multipaned casement windows to the front with views to Tunbridge Wells common, pretty cast iron period fireplace and deep built in wardrobe cupboard.
- ◆ Double bedroom 2 with a casement window overlooking rear garden and built in wardrobe cupboard.
- ◆ Good sized bathroom comprising of panelled bath with shower above, low level WC, circular wash basin with cupboards beneath and useful linen floor to ceiling cupboard, tiled floor.

Outside

- ◆ Property set back from the Eridge Road and hidden by a tall mature hedge, the garden to front is laid to lawn.
- ◆ If buyers preferred there is space and potential for off road parking subject to usual consents.
- ◆ The rear garden is private and has access from both the kitchen and french doors from the sitting/dining room.
- ◆ Paved patio leading out to the lawn with fenced boundaries with wooded back drop. Brick built former privy still housing the WC.

Location

- ◆ The property is conveniently located less than half a mile to the Pantiles (0.4) and just less than a mile to Tunbridge Wells Station (0.8).

Practicalities

- ◆ The property is being sold with the benefit of no forward chain.
- ◆ All main services are connected.

Viewing

Strictly by appointment by sole agents Sumner Pridham
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Property Description

- ◆ A significantly improved attractive period property conveniently located to the pantiles with the benefit of no forward chain.
- ◆ Covered porch with attractive front door leading into hall with a fitted coir inset mat and staircase to the first floor.
- ◆ Glass multipaned door leading into a dual aspect, well proportioned sitting/dining room, with a pretty bow window to the front with double glazed casement windows and semi-circular display shelf.
- ◆ Period style gas living coal fire with mantelpiece and granite hearth. Useful understairs cupboard housing gas, electric meters, and circuit breakers. Panelled doors leading to a deep (2' 9" in depth) cloaks cupboard with light connected. LED recess lighting and french doors leading out to a private garden.
- ◆ Professionally installed Wren Kitchen with a comprehensive range of fitted cupboards including fridge and freezer, integrated washing machine and AEG dishwasher. Attractive butler sink, Neff fan assisted electric oven, solid wooden worktops, and granite breakfast bar with wide opening into the sitting/dining room area. The corner cupboards feature pull out tray racks.

