



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid Terraced Victorian House
- Two Double Bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- West Facing Garden
- Energy Efficiency Rating: D

Bedford Road, Southborough

£325,000

woodandpilcher.co.uk

25 Bedford Road, Southborough, Tunbridge Wells, TN4 0HJ

Renovated throughout is this two bedroom, two reception room mid terraced period property situated within close proximity of the main line station and local shops.

This two bedroom mid terraced house is situated in a popular residential location being just 0.9 miles to the main line station and close to local shops and amenities. The house has been fully refurbished over the last 10 months and now benefits from a new boiler, a full re-wire, new kitchen with integrated hob and oven, a new bathroom and full redecoration including new flooring throughout. The property itself comprises a good size living room, large dining room which leads onto the galley style kitchen and downstairs bathroom. Upstairs there are two double bedrooms freshly decorated with space for integrated hanging space. Outside the rear garden is low maintenance but of a good size and level with much potential for any keen gardeners. Being sold with NO CHAIN we highly recommend an early viewing to appreciate this property.

Wooden front door into:

LIVING ROOM:

Double glazed window to rear, radiator, open fireplace with stone hearth.

DINING ROOM:

Double glazed window to front, laminate flooring, radiator, open fireplace with brick surround and stone hearth.

KITCHEN:

Fitted with a range of floor and wall units, sink with drainer and mixer tap. Electric oven and gas hob with extractor fan above. Space for fridge/freezer and washing machine. Tiled floor. Double glazed window to side and door leading to garden.

BATHROOM:

Fitted with a panel enclosed bath with shower over and mixer tap, WC, wash hand basin on vanity unit. Tiled floor and walls, mirror, wall mounted towel radiator. Double glazed window to rear.

BEDROOM:

Fitted carpet and radiator. Double glazed window to the front.



BEDROOM:

Fitted carpet and radiator. Double glazed window to rear.

OUTSIDE FRONT:

Mature greenery, half height brick wall and side access.

OUTSIDE REAR:

Mature greenery.

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. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. 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 which includes a tenpin bowling complex, multi screen cinema and private health club.

TENURE:

Freehold

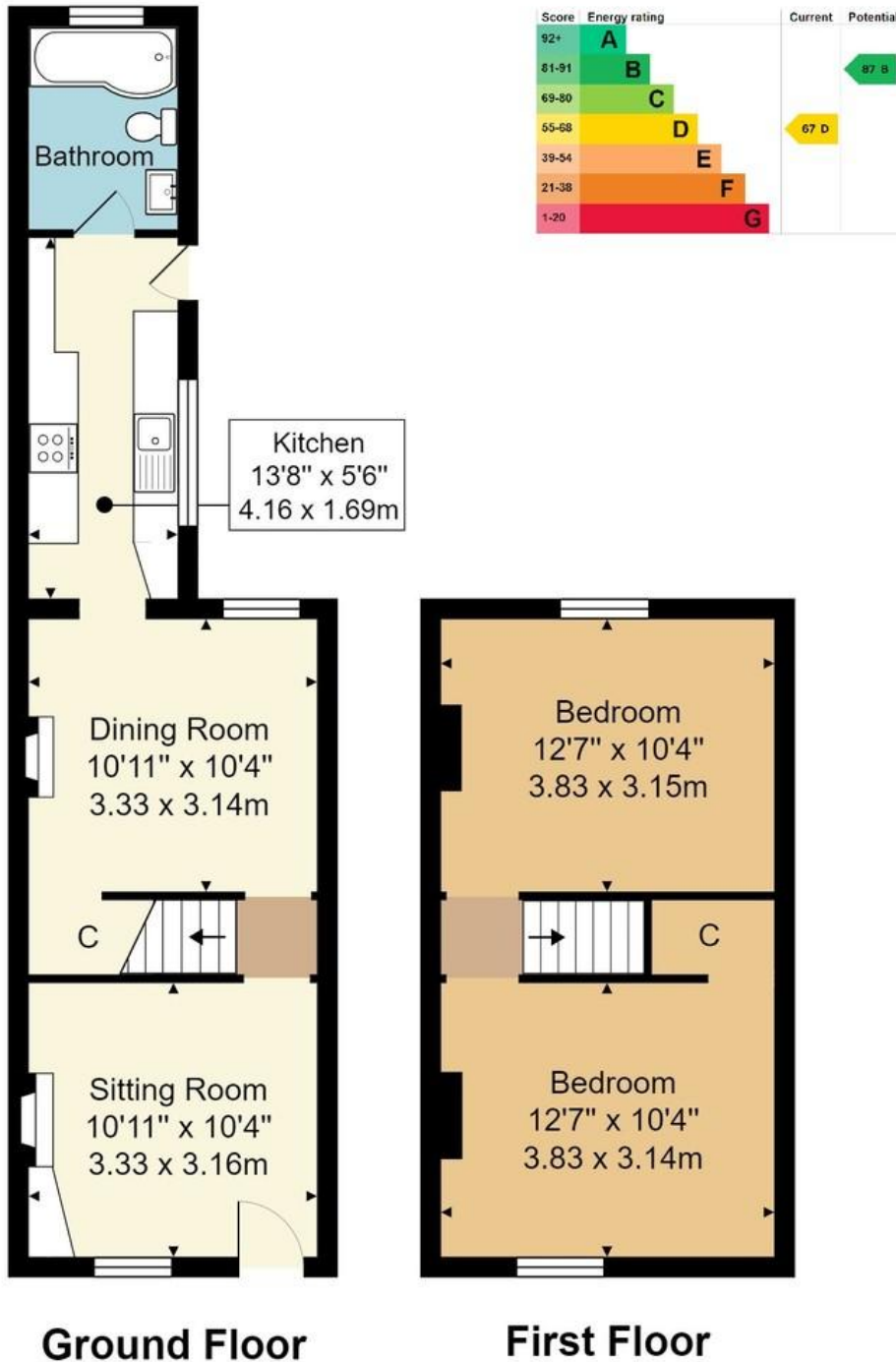
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311





Approx. Gross Internal Area 695 ft² ... 64.5 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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