



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Period Semi Detached Home
- 2 Double Bedrooms
- Lounge with Wood Burner
- Separate Dining Room
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

Norman Road, Tunbridge Wells

£320,000

woodandpilcher.co.uk

73 Norman Road, Tunbridge Wells, TN1 2RP

Located on a popular residential road offering excellent access to the town centre and mainline railway station. This two bedroom semi-detached period property with good areas of wood flooring, two wood burners, separate lounge and dining rooms and two good sized double bedrooms with a further first floor shower room. The property also enjoys enclosed rear gardens. As currently arranged the house has an entrance lobby, a principal lounge with a wood burner, a further dining room and kitchen to the rear. Both bedrooms are to the first floor alongside the aforementioned shower room which will require some work to finish.

Access is via a partially glazed double glazed door with three inset opaque double glazed panels and with a further opaque double glazed panel above the door. Leading to:

ENTRANCE LOBBY:

Engineered oak flooring, stairs to the first floor, textured ceiling, doors leading to:

LOUNGE:

Good areas of engineered oak flooring, good reception space. Double glazed window to the front (the front window is designed to open out wide to facilitate the entry and exit of furniture). Feature fireplace with inset wood burner, tiled slips, tiled hearth and wooden mantle. Fitted cupboard and areas of shelving to one side of the chimney breast, radiator, various media points.

DINING ROOM:

Engineered oak flooring, good space for dining table, chairs and associated furniture, radiator. Double glazed window to the rear, two doors leading to understairs cupboard.

KITCHEN:

Good areas of contemporary units and a complementary work surface. Inset single bowl stainless steel sink with mixer tap over. Space for a freestanding fridge/freezer, washing machine and electric oven with a feature extractor hood over. Floor mounted solid fuel burner. Engineered oak flooring, part tiled walls, textured ceiling. Double glazed windows to the rear with fitted roller blind. Partially glazed double glazed door to the rear garden with an inset opaque panel.

FIRST FLOOR LANDING:

Carpeted, textured ceiling, doors leading to:

BEDROOM:

Carpeted, good space for bed and associated bedroom furniture, radiator. Fitted cupboard with louvered doors to one side of the chimney breast. Further areas of fitted bedroom furniture to include wardrobes and other storage. Double glazed window to the front.

BEDROOM:

Carpeted, good space for double bed and associated bedroom furniture, radiator. Fitted cupboard and loft access hatch. Double glazed window to the rear with fitted blind.



BATHROOM:

Fitted with a pedestal wash hand basin and a tiled splashback with mixer tap over, low level wc, shower cubicle not fully completed. Vinyl tiled flooring, wall mounted mirror tiles, radiator. Cupboard housing 'Worcester' gas boiler with further areas of fitted shelving. Louvered doors to a good sized storage cupboard. Double glazed window to the rear with fitted blind.

OUTSIDE FRONT:

The front garden has good areas of mature bedding to the front of the property with a number of specimen shrubs. Retaining brick walls and a wooden gate opening directly onto the pavement. There is a paved path running from the pavement alongside of the property into the front door and also to a rear gate, leading to:

OUTSIDE REAR:

Good areas of low maintenance paving to the side and rear of the property, a combination of retaining wooden fencing and brickwork and with good areas of raised shrub beds with a number of mature plantings. External storage unit, further large shrub bed and a detached shed at the rear.

SITUATION:

Norman Road is an attractive and popular central Tunbridge Wells address with a good number of terraced and semi detached period properties. Whilst a pleasant neighbourhood in itself, it offers immediate access to nearby Camden Road with its great range of independent retailers, restaurants and bars and good foot access to the nearby Royal Victoria Place and associated Calverley Road - which enjoy a host of multiple retailers. The Railway Station, the Old High Street, Mount Pleasant, The Pantiles and Chapel Place are also within a mile walk offering a far wider range of independent retailers, restaurants and bars. Tunbridge Wells itself has a good number of sports, social and educational facilities including two theatres and a range of high regarded schools at primary, secondary, independent and grammar levels, many of which are accessible from the property. The town has two mainline railway stations each of which offer fast and frequent services to both London termini and the South Coast.

TENURE:

Freehold

COUNCIL TAX BAND:

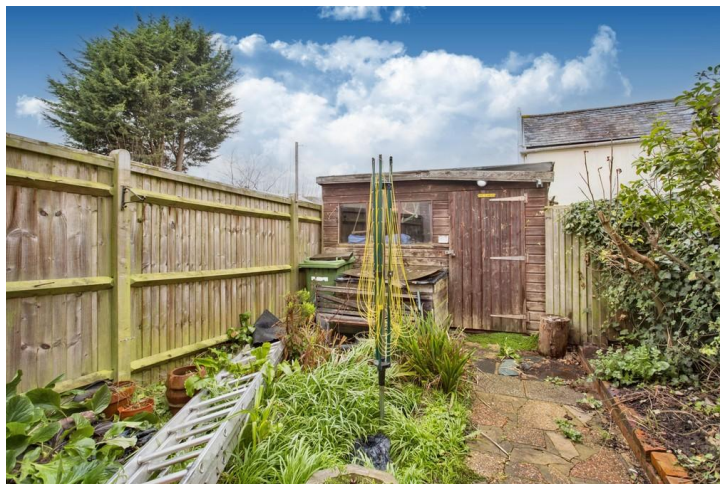
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VIEWING:

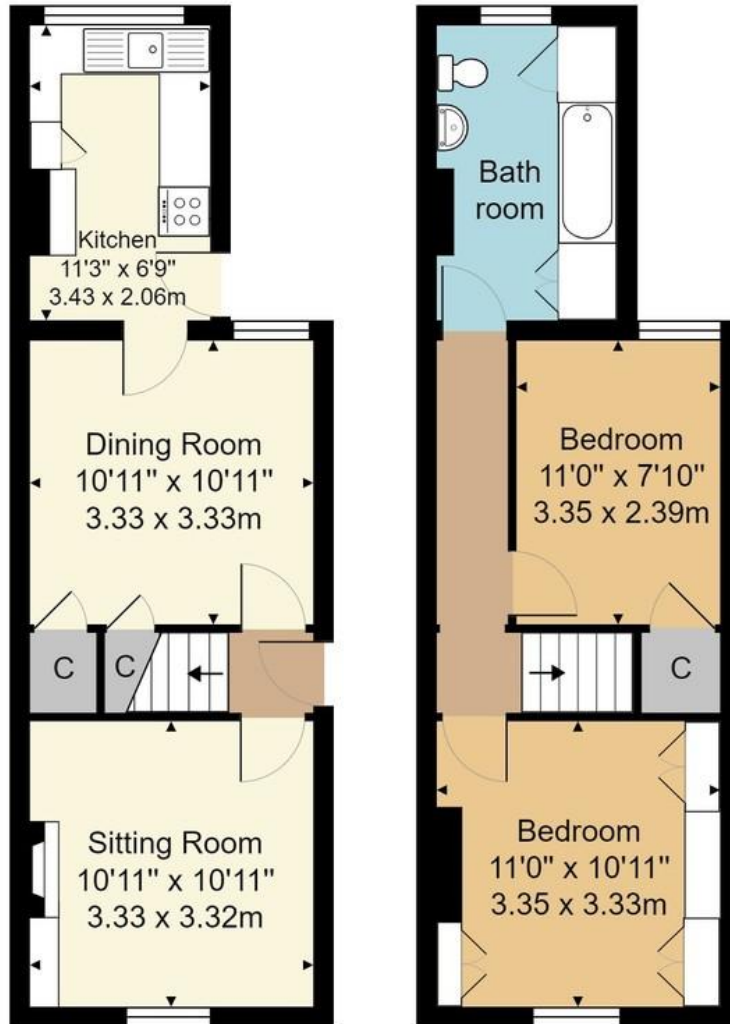
By appointment with Wood & Pilcher 01892 511211

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		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Approx. Gross Internal Area 729 ft² ... 67.7 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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