



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached House
- Two Double Bedrooms
- Open Plan Kitchen/Dining Room
- Private Garden
- On Road Parking
- Energy Efficiency Rating: D

Cambrian Road, Tunbridge Wells

£365,000

woodandpilcher.co.uk



12 Cambrian Road, Tunbridge Wells, TN4 9HH

A well presented two bedroom semi-detached Victorian property in this sought-after location offering easy access to a main line railway station and local shops. The house benefits from an open plan kitchen/dining area creating a good social space. The property boasts a spacious utility/WC providing extra storage with wall mounted shelving and cupboards. The first floor consists of two double bedrooms both with built in cupboards currently used as wardrobes. The upstairs bathroom is fully equipped with a double shower and separate bath again offering plenty of storage. Externally there is a low maintenance rear garden with decking and built in benches and raised flower beds. To the front of the house are brick paved steps leading to the front door and also side access to the rear of the property. This property is being offered as CHAIN FREE. We would urge all interested parties to make an immediate appointment to view.

ENTRANCE HALL:

Laminate flooring, stairs leading to first floor.

LIVING ROOM:

Double glazed window to front, fitted carpet, fitted cupboards with shelving, fire place, radiator.



DINING ROOM:

Laminate flooring, double glazed window to rear, radiator, cupboard under the stairs, housing consumer unit and meters.

KITCHEN:

Laminate flooring, double glazed window to side, wall and floor cupboards and drawers, integrated electric oven and gas hob, stainless steel sink with drainer and mixer taps, boiler, integrated dishwasher, tiled splashbacks, space for fridge freezer, double glazed door leading to rear.

WC/ UTILITY ROOM

Vinyl flooring, low level WC, wall mounted shelving and cupboards, radiator, hand wash basin, double glazed window to rear, tiled walls, space for washing machine and tumble dryer.

LANDING:

Loft hatch, radiator.

BEDROOM ONE:

Fitted carpet, radiator, double glazed window to front, built in cupboard with hanging rail.

BEDROOM TWO:

Fitted carpet, radiator, double glazed window to rear, built in cupboard with hanging rail.

BATHROOM:

Laminate flooring, double glazed window to side, bath with mixer tap and shower attachment, thermostatic shower cubicle, low level WC, wall mounted ladder style towel rail, hand wash basin on vanity unit, integrated double cupboard with shelving.

OUTSIDE FRONT:

Brick paved steps leading to front door, mature shrubs and trees.

OUTSIDE REAR:

Decking area with raised flower beds, side access, wooden shed.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant.

TENURE:

Freehold

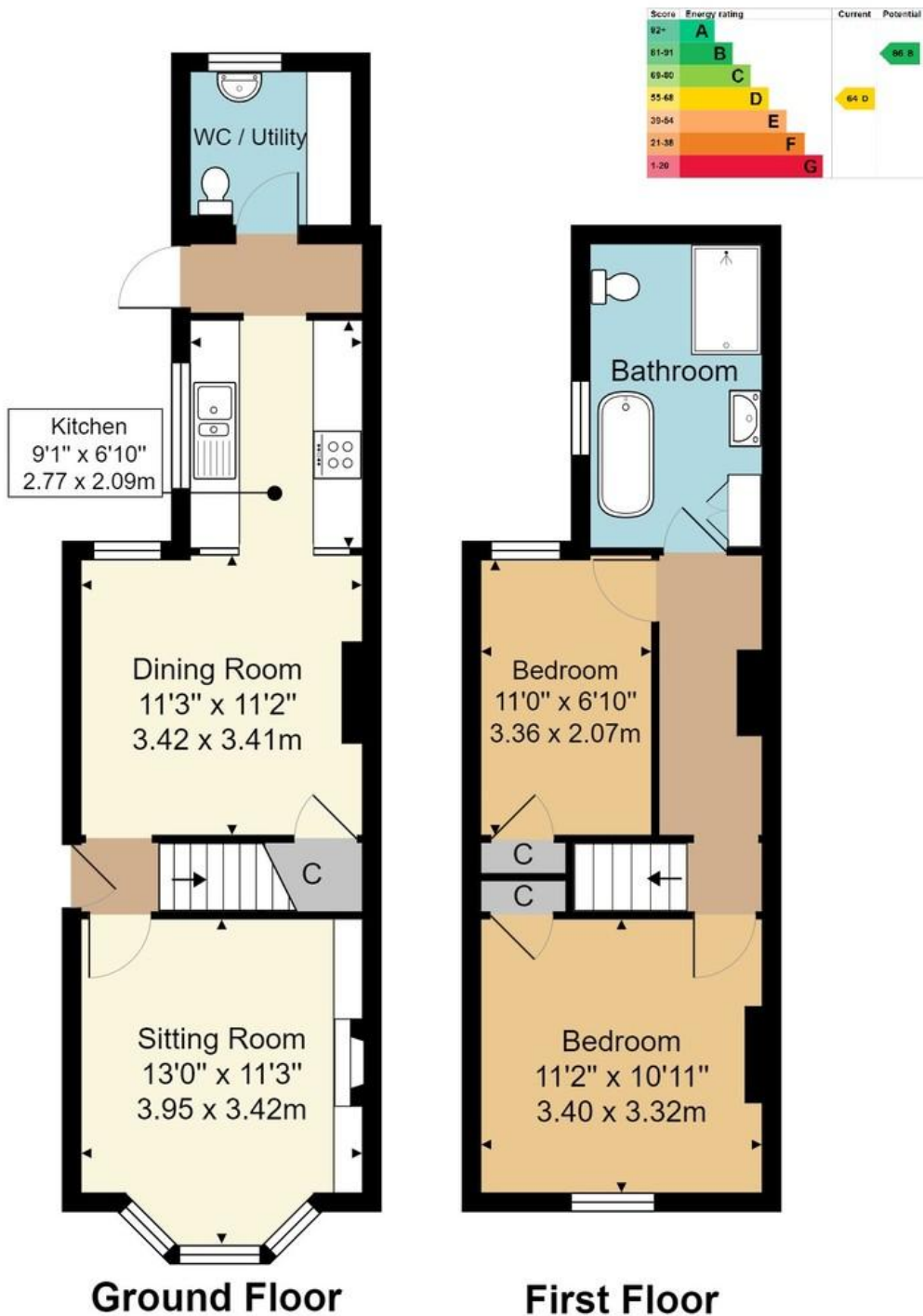
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood and Pilcher 01892 511311





Ground Floor **First Floor**

Approx. Gross Internal Area 796 ft² ... 74.0 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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