



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Three Double Bedrooms
- Semi-Detached
- St. James's Quarter of Town
- Two Reception Rooms
- On Road Parking
- Energy Efficiency Rating: D

Auckland Road, Tunbridge Wells

GUIDE £375,000 - £400,000

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1 Auckland Road, Tunbridge Wells, TN1 2HP

Located on Auckland Road in the St. James quarter of Tunbridge Wells an especially spacious three bedroom period semi-detached property with large and separate lounge and dining rooms, a further kitchen/breakfast room with utility, three double bedrooms to the first floor and bathroom on the ground floor. Well loved, the property may well benefit from modernisation in some areas. Externally the property has low maintenance front and rear gardens with a good area of entertainment space towards the rear. We consider that the available sq. ft. at this price level will make this an interesting proposition and we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed double glazed door with inset opaque panel with a further double glazed opaque panel over leading to:

RECEPTION HALL:

Areas of wood effect flooring, radiator, stairs to first floor, areas of exposed woodwork, understairs storage space, doors leading to:

SITTING ROOM:

Carpeted, radiator, double glazed window to front with a fitted blind, space for lounge furniture and entertaining, various media points, exposed woodwork to ceiling, feature recess (formerly fireplace), double doors leading to:

DINING ROOM/RECEPTION ROOM:

Door to entrance hallway. Of a particularly good size with ample space for lounge furniture and entertaining or table and chairs and dining furniture, exposed woodwork to ceiling, good areas of wood effect flooring, double glazed window to rear with fitted blind, feature gas fireplace with wooden mantle and stone surround, radiator, concertina style door leading to:

KITCHEN/BREAKFAST ROOM:

Tiled flooring, range of high glass wall and base units with a complimentary work surface, good general storage space, inset one and a half bowl sink with mixer tap over, double glazed window to side with fitted blind, integrated dishwasher and gas oven with fitted splashback and extractor hood over, space for fridge freezer, partially glazed double glazed door to side with inset catflap and inset opaque glass panel, space for smaller table and chairs and entertaining, concertina style door to:

UTILITY ROOM:

Tiled flooring, space for washing machine and tumble dryer, window to side.

BATHROOM:

Tiled flooring, low level wc, wall mounted towel radiator, inset spotlights to ceiling, opaque double glazed window to rear with fitted blind, pedestal wash hand basin with mixer tap over and tiled splashback, panelled bath with mixer tap over and single head shower attachment, fitted shower rail, part tiled walls.



LANDING:

Carpet, loft access hatch, door leading to:

BEDROOM:

Carpet, double glazed window to rear with fitted blind, space for double bed and associated bedroom furniture, radiator, cornicing.

BEDROOM:

Space for double bed and associated bedroom furniture, double glazed window to rear with a fitted blind, radiator, cornicing.

BEDROOM:

Fitted carpet, space for double bed and associated bedroom furniture, radiator, double glazed window to front, bank of fitted wardrobes, further overstairs cupboard.

OUTSIDE FRONT:

Low maintenance garden, set to paving slabs and areas of concrete, retaining brick wall, iron gate, path leading to side gate.

OUTSIDE REAR:

Area to side of property set to paving stones, space for garden furniture and entertaining, steps leading up to a decked area and further low maintenance paved area beyond, combination of retaining brick walls and fencing, ample space for garden furniture and entertaining.

SITUATION:

Auckland Road is a pleasant residential address in the St. James's quarter of Tunbridge Wells - on one side the property offers quick access to the Tunbridge Wells town centre along Camden road with it's wide selection of excellent restaurants and independent retailers, and on the other side Grosvenor and Hilbert park, an absolute asset to the area, with it's beautiful areas of ancient woodland, water features, play areas and orchards. Both of the towns mainline railway stations (which offer fast and frequent services to London termini and the South Coast) are accessible from the property, as are a number of highly rated schools. The town itself has an excellent mix of further independent retailers and restaurants principally between the Pantiles and Mount Pleasant with a wider range of multiple retailers at the Royal Victoria shopping centre and nearby North Farm. The town has a good number of sports and social clubs alongside two theatres.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

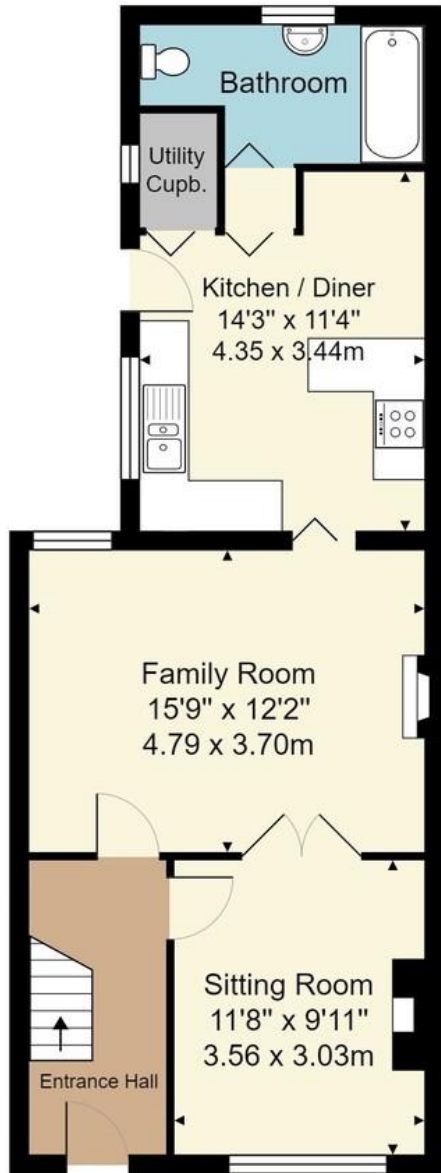
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

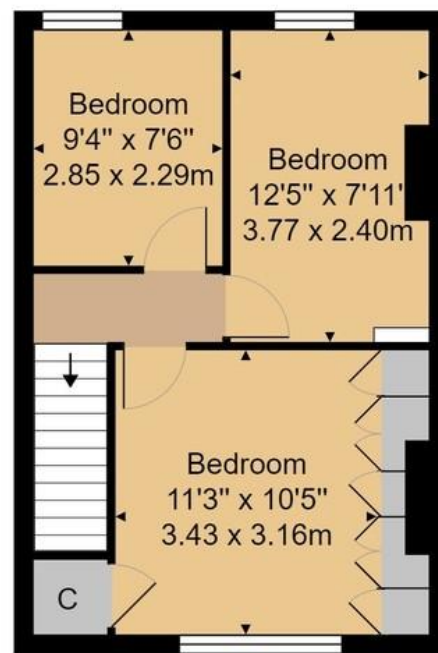
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Ground Floor



First Floor



Approx. Gross Internal Area 990 ft² ... 92.0 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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