



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Beautiful Victorian Terrace Cottage
- 2 Double Bedrooms
- Desirable Central Location
- Pretty Rear Garden
- On Street Parking
- Energy Efficiency Rating: C

Quarry Road, Tunbridge Wells

GUIDE £325,000 - £350,000

woodandpilcher.co.uk

30 Quarry Road, Tunbridge Wells, TN1 2EZ

This beautifully presented Victorian mid terrace cottage is located in a central position within the town centre being a short walk to the shops and restaurants of Camden Road and the Royal Victorian shopping centre as well as being equidistant to the main line stations of Tunbridge Wells and High Brooms. The current owners have enhanced the property greatly with a modern décor and quality fittings to provide an ideal home for first time buyers or investors. An early viewing is highly recommended.

Part glazed entrance door into:

SITTING ROOM:

Feature brick fireplace, built-in store cupboard to side, wooden flooring, radiator. Double glazed window to front.

DINING ROOM:

A good sized separate dining room with double glazed door leading to the rear garden. Built-in store cupboard in the fireplace, further understairs storeroom. Wooden flooring, radiator, downlights.

KITCHEN:

A range of wall, base and drawers units with complementary worktop. Built-in oven with gas hob and extractor hood over. Inset stainless steel sink and drainer with mixer tap over. Space for washing machine, tiled flooring, radiator. Double glazed window to side.

BATHROOM:

A white suite with a large walk-in shower cubicle, low level WC with concealed cistern, wash hand basin with cupboard underneath and tiled splashback. Part tiling to walls, loft access. Double glazed windows to side and rear.

FIRST FLOOR LANDING:

BEDROOM:

A double bedroom with a range of built-in wardrobes with mirrored doors, further built-in wardrobe to chimney breast side, radiator, carpet. Double glazed window to front.

BEDROOM:

A further double bedroom with built-in store cupboard housing wall mounted gas central heating boiler. Loft access with drop down ladder and boarding, radiator, carpet. Double glazed window to rear.



OUTSIDE REAR:

Access via the door in the dining room is a very pretty garden with steps leading up to a patio area, a good range of mature trees and shrubs. Fencing to boundaries, an area of decking with built-in seating and raised built-in flower beds. There is gated access along neighbouring properties for ease of access.

SITUATION:

The property is well situated for a range of shops and services close by with many of the well-known high street retailers in the Royal Victoria Place Shopping Centre as well as the more individual independent shops and restaurateurs in both Tunbridge Wells High Street as well as the historic Pantiles. For leisure, Knights Park offers a multi-screen cinema complex, a bowling alley and health/fitness club for those looking for activities close by as well as a number of Parks and recreation grounds, the closest being Grosvenor and Hilbert Park offering a range of activities depending on your preferences. Further facilities are available on the fringes of the town and in the surrounding countryside for a range of activities such as golf, cycling, horse riding, sailing and many others. Transport links from Quarry Road are excellent with Tunbridge Wells Main Line Station approximately a 15 minute walk offering a regular service to London (to the North) and Hastings (to the South). The A21 is easily accessible just North of Quarry Road which gives access to the coast (to the South) and the M25 (to the North). Gatwick Airport is also within easy reach being around 25 miles away.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

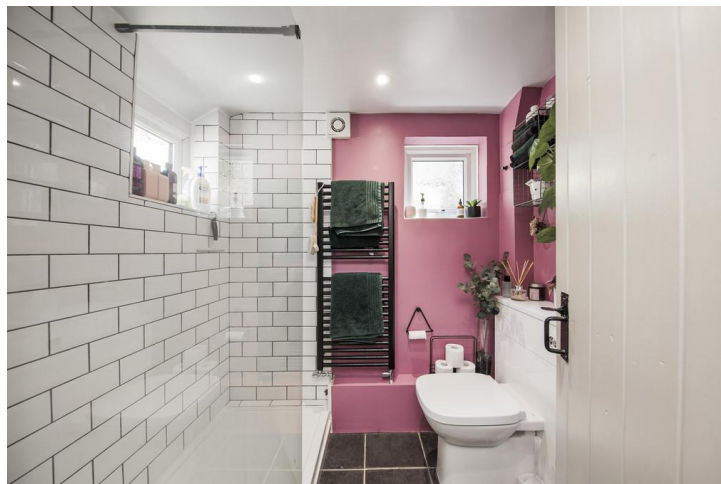
Broadband Coverage search Ofcom checker

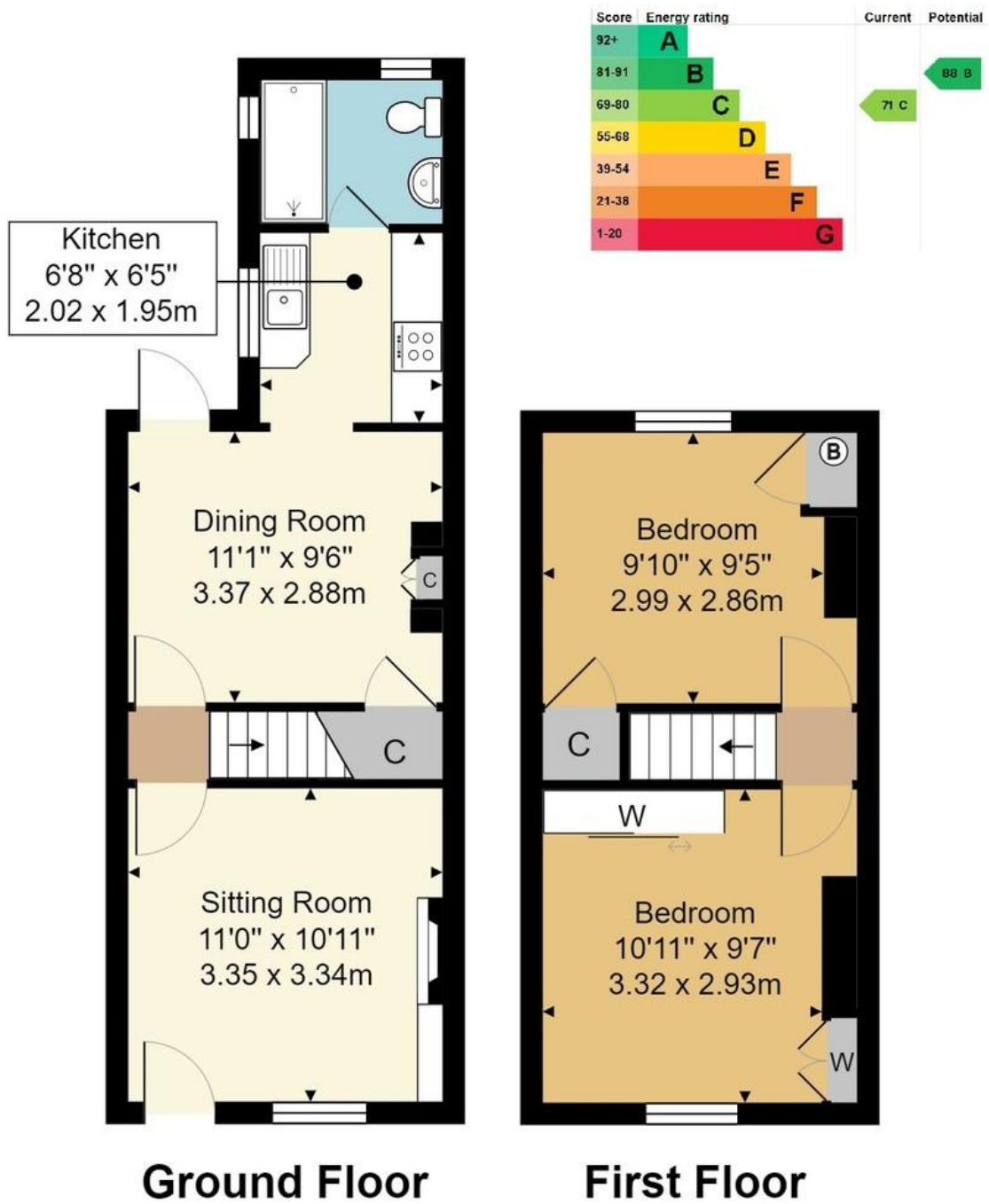
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Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Approx. Gross Internal Floor Area 594 sq. ft / 55.18 sq. m

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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