



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Victorian House
- Two Double Bedrooms
- Large Upstairs Bathroom
- Low Maintenance Garden
- On Road Parking
- Energy Efficiency Rating: D

Dukes Road, Tunbridge Wells

£440,000

woodandpilcher.co.uk

36 Dukes Road, Tunbridge Wells, TN1 2PA

Situated in the highly regarded and popular St James area of town is this Victorian semi-detached home further good size accommodation with further scope for conversion (STP).

The ground floor has a bright, good size living room, large dining room with focal fireplace leading through to the kitchen which is well fitted with a range of cupboards and drawers which in turn leads to a utility room/cloakroom. Upstairs there is a double bedroom to the front, a further double bedroom which has stairs leading up to a loft room. This is a good size and could easily be fully converted with a dormer (STP) to provide a third bedroom. There is a spacious bathroom which has both bath and separate shower cubicle.

The property has had the benefit of a new gas boiler (2023) and recent electrical work (2021) and we highly recommend a viewing to appreciate this classic period property.

Composite front door with half glazed panel into:

SITTING ROOM:

Double glazed windows to front and side, radiator, feature fireplace, wood flooring.

DINING ROOM:

Double glazed windows to side and rear, radiator, decorative feature fireplace, laminate flooring. Large understairs cupboard. Open to:

KITCHEN:

Fitted with a range of wall and floor cupboards and drawers with laminate work surface and tiled splashback. Sink unit with mixer tap and drainer. Space for cooker, fridge/freezer and dishwasher. Wall mounted combi boiler. Frosted double glazed door to garden and double glazed window to side.

CLOAKROOM/UTILITY:

Frosted double glazed window to rear. Space and plumbing for washing machine and tumble dryer, space for fridge/freezer. Wash hand basin with cupboards below, WC, extractor fan.

LANDING:

BEDROOM:

Double glazed window to front, radiator.

BEDROOM:

Double glazed window to side, radiator. Door to loft room.

LOFT ROOM:

Two velux windows.



BATHROOM:

Fitted with a bath with mixer tap and shower attachment, shower cubicle with thermostatic controls and tiled walls, WC, pedestal wash hand basin with tiled splashback, radiator. Frosted double glazed window to side.

OUTSIDE FRONT:

Low level garden with mature shrubs and lavender, path to front door.

OUTSIDE REAR:

A low maintenance patio garden with borders having mature plants, gated side access, shed.

PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.

SITUATION:

Dukes Road is a popular road in the St. James quarter of Tunbridge Wells. The property is particularly well placed for access to nearby St. James Church, the town centre via Camden Road and the recently refurbished Grosvenor & Hilbert park some short distance away. It is also equidistant between the towns' two main line railway stations - High Brooms and Tunbridge Wells itself. The town centre of Tunbridge Wells is approximately 1 mile distant with its excellent mix of social, retail and educational facilities to include a number of sports and social clubs, a good number of multiple retailers both at the Royal Victoria Place and associated Calverley Road precinct as well as nearby North Farm. There are a further range of retailers, restaurants and bars between Mount Pleasant and the Pantiles. Tunbridge Wells has a number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are readily accessible from the property.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

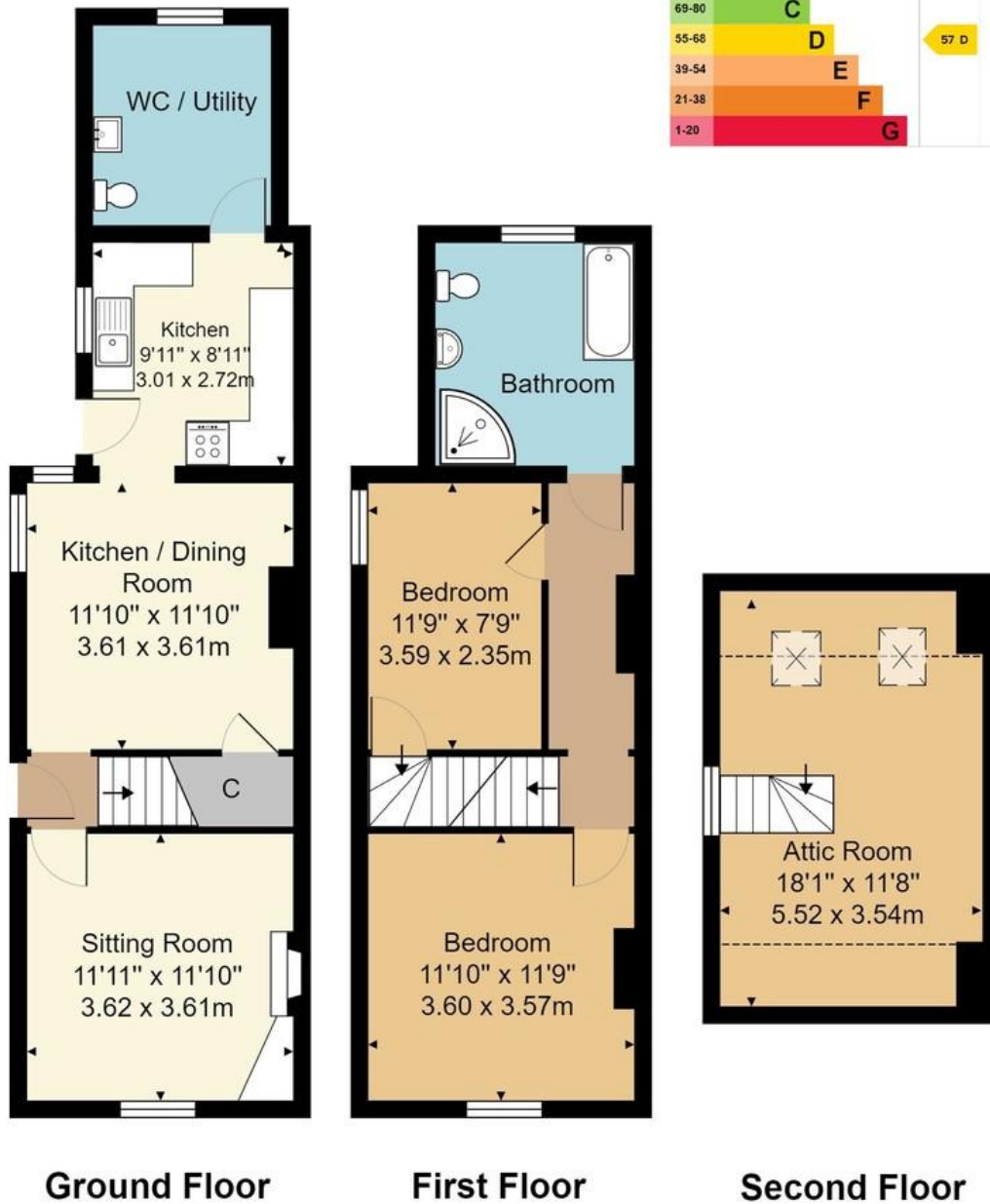
By appointment with Wood & Pilcher 01892 511211

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1135 ft² ... 105.4 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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