



7 Park Street

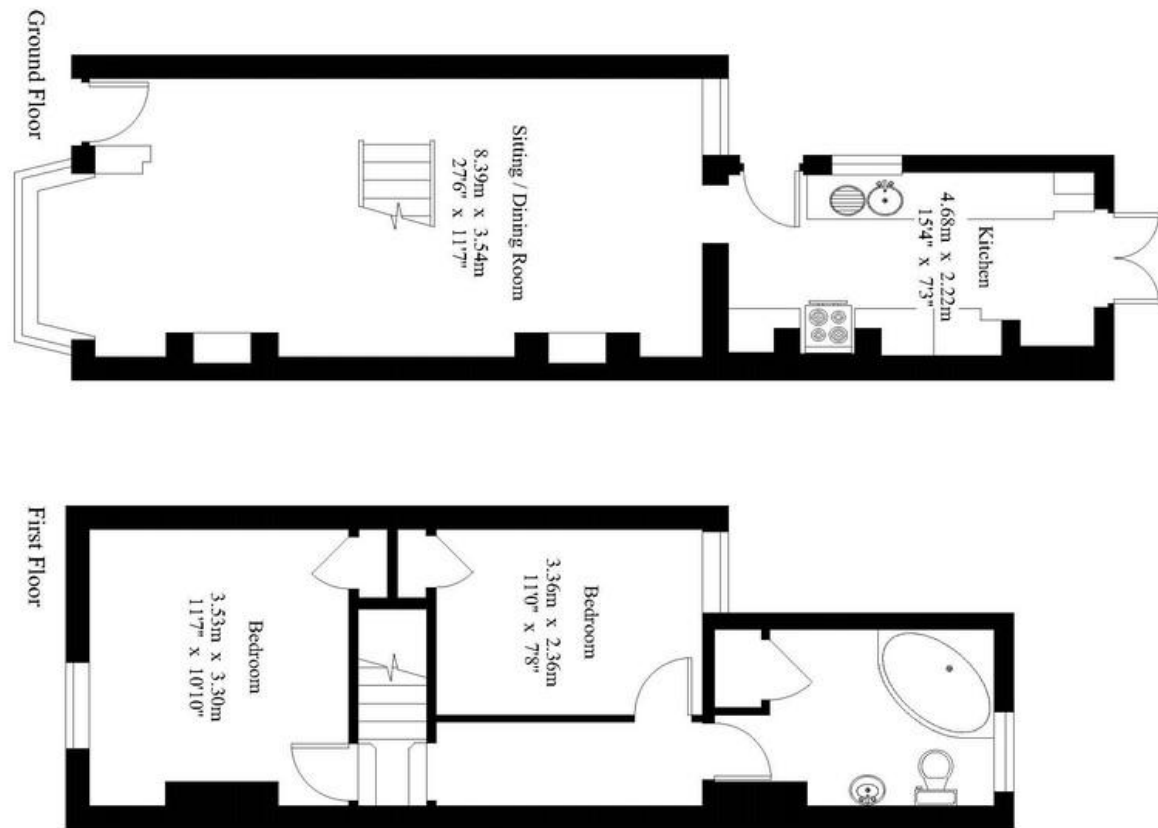
Tunbridge Wells, Kent, TN2 4SP

SUMNER PRIDHAM

A well-presented and spacious Victorian terraced house quietly located in the St Peter's area, within walking distance to the town, station and Dunorlan Park. Attractive open plan ground floor accommodation with French doors from the kitchen leading out to a pretty rear garden.

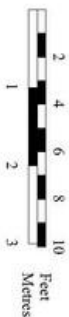
Covered Porch, Sitting/Dining Room, Fitted Kitchen, 2 Double Bedrooms, Large First Floor Bathroom, Gas Fired Central Heating, Front and Rear Gardens, Permit Parking Available.

£350,000 - £375,000 Freehold *No Forward Chain*



7 Park Street

Gross Internal Area : 77.2 sq.m (830 sq.ft.)

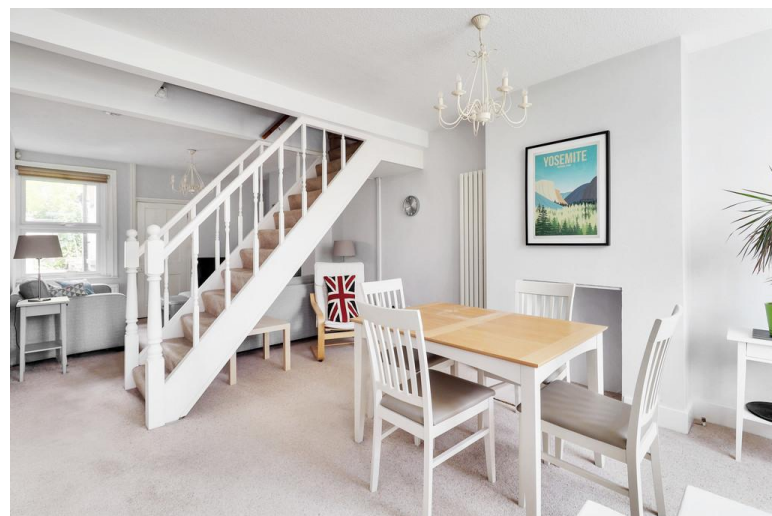
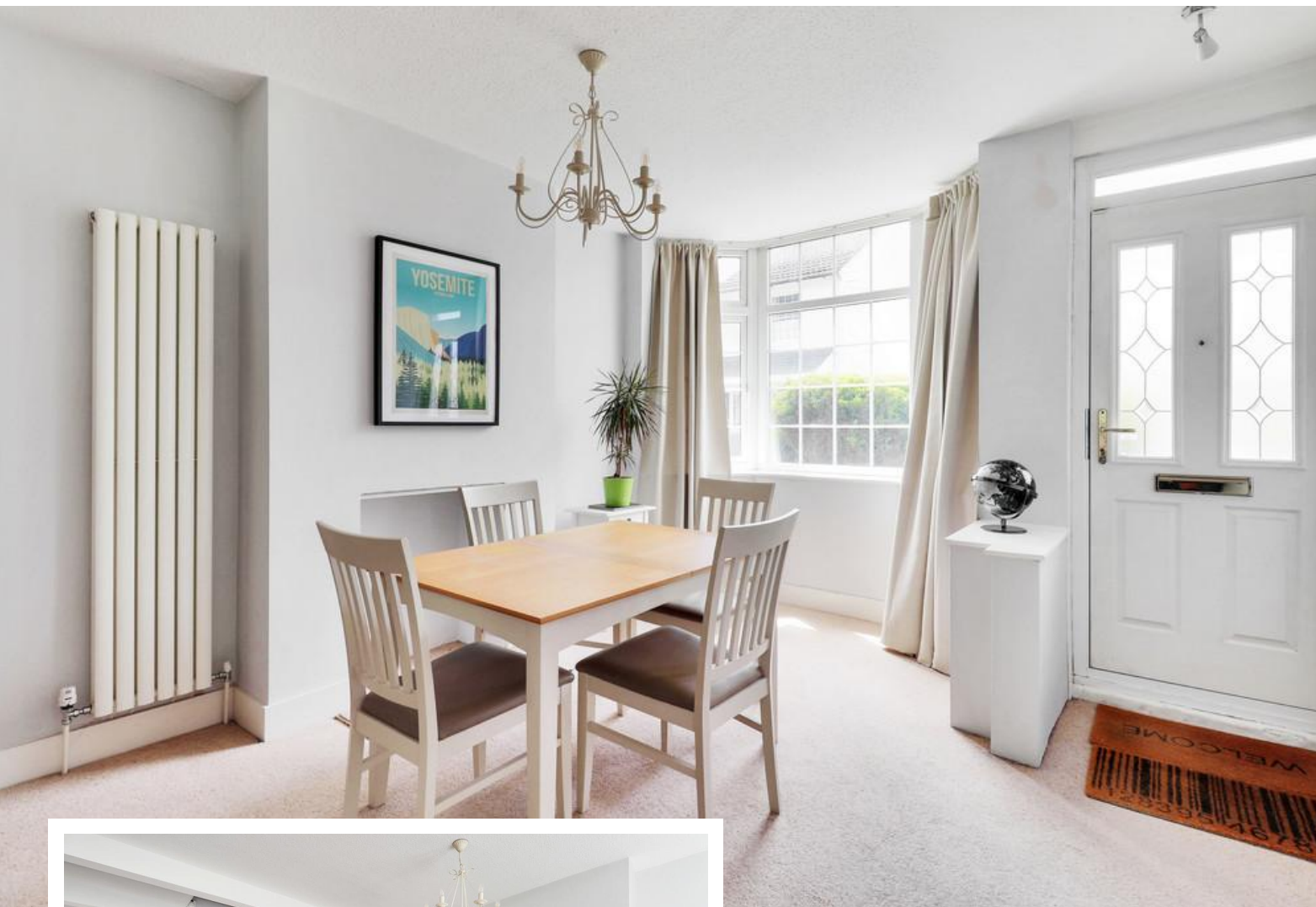


For Identification Purposes Only.
© 2016 Truaplan (UK) Limited (01892) 614 881

29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



- ◆ Double bedroom 2 with window to rear, also features a built-in wardrobe cupboard.
- ◆ Large bathroom with painted floorboards, panelled bath with separate shower above, low-level WC, pedestal washbasin and linen/storage cupboard.

Outside

- ◆ Screened from Park Street with a mature hedge and small area of garden.
- ◆ The rear garden is well established with access from the French doors to a patio area. The main garden is laid to lawn and includes a feature palm tree. A brick path leads down to a gate giving access to a pedestrian, rear/side Park Street.

Situation

- ◆ A quiet one way street off the main road and approximately 0.6 miles to the central station. A level walk to town centre shopping (including Marks & Spencer) 0.3 miles and the beautiful Dunorlan Park.

Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band C.
- ◆ The property has been well maintained and benefits from a new roof installed in 2023.
- ◆ Double Glazing throughout.
- ◆ The loft is insulated with ladder and light installed and is considered to have further potential for further accommodation, subject to the usual consents.

Viewing

Strictly by appointment through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

Property Description

- ◆ A well-presented and spacious bay fronted period terraced house.
- ◆ Set back and screened by mature evergreen hedge.
- ◆ Triple aspect sitting/dining room featuring an attractive double glazed bay window to the front.
- ◆ The kitchen is fitted with a good range of work surfaces arranged over two walls with circular stainless sink and drainer and comprehensive range of cupboards, which include saucepan drawers and benefits from French doors leading out to a pretty rear garden.
- ◆ Appliances include integrated fridge and freezer, Stoves gas hob with electric ovens and extractor above. Wall mounted gas fired Worcester boiler providing central heating and domestic hot water.
- ◆ First floor landing features attractive pine doors with pine architraves.
- ◆ Light and spacious main bedroom to the front includes a built-in wardrobe cupboard.

