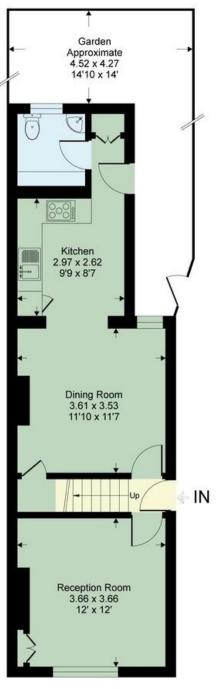
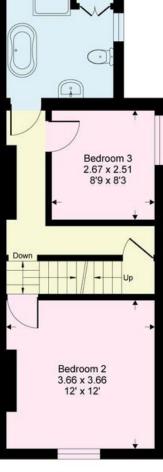
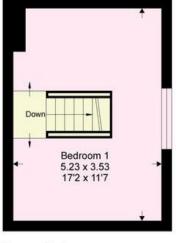
Granville Road, TN1

Approximate Gross Internal Area = 103 sq m / 1104 sq ft









Second Floor

Ground Floor

First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

be used for valuation purposes.

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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.



18 Granville Road

Tunbridge Wells, TN1 2NX

SUMNER PRIDHAM

A quietly located and well-presented three bedroom semi-detached Victorian house in a popular location within walking distance to St James' Primary School, with light and spacious accommodation arranged over three floors.

Hall, Sitting Room, Dining Room, Kitchen, Ground Floor Cloakroom/Utility Room, 2 First Floor Bedrooms, Bathroom, Second Floor Double Bedroom 3, Gas Fired Central Heating, Double Glazed Windows, Rear Garden with side access.

Guide Price £475,000 Freehold No Forward Chain





18 Granville Road, Tunbridge Wells, Kent, TN1 2NX





- ♦ A spacious 3 bedroom semi-detached house benefitting from good sized rooms and quietly located in the St James area.
- ◆ Remodelled accommodation creating light and spacious open plan kitchen/dining room yet retaining period features to include tall ceilings and pine internal doors.
- ◆ Conveniently located in a quiet residential road within walking distance of the town centre and St James' Primary School.
- ◆Front door with new carpeted staircase leading to the first and second floors.
- ◆ Sitting room with new carpet, double glazed window to the front, pretty fireplace surround and TV aerial point
- ◆ Spacious combined kitchen/dining room with window and glazed door to the side making it a beautifully light room. Useful understairs cupboard.









- ♦ Kitchen comprises of work surfaces over two walls and incorporates a Baumatic gas hob range with electric ovens beneath, stainless steel splashback and matching stainless steel extractor above. Integrated fridge and freezer, good range of cupboards including shelved pantry cupboard and plumbing for dishwasher.
- ◆ Separate utility/cloakroom with washbasin and low-level WC, fitted work surface with plumbing for washing machine beneath and window to rear.
- ♦New fitted carpets to the first and second floors.
- ◆To the first floor there are two double bedrooms off the landing and a well-appointed, good sized bathroom with modern suite of pedestal washbasin, stand-alone bath, separate shower cubicle, low-level WC and window to side. Cupboard housing gas fired boiler providing central heating and domestic hot water.
- ♦ A staircase from the landing leads to second floor double bedroom 3 with window to side.

Outside

◆The property is set back from Granville Road with a small area of garden to the front, gravelled finish. Path to the side and gate leading to an enclosed gravelled garden enjoying a sunny southwest aspect.

Location

◆ Ideally located within walking distance to St James' Primary School and just under a mile from the mainline station.

Also convenient for Grosvenor and Hilbert Recreation Ground.

Viewing

Strictly by appointment only through sole agents Sumner Pridham

info@sumnerpridham.co.uk 01892 516615



