



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed Mid Terrace Property
- Some Updating Required
- No Onward Chain
- Good Sized Pretty Garden
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

George Street, Tunbridge Wells

GUIDE £300,000 - £325,000

woodandpilcher.co.uk

49 George Street, Tunbridge Wells, TN2 4SR

A great opportunity for first time buyers or investors to purchase a characterful 2 bedroom mid terrace property in a central location that is a short walk into the town centre and main line station. It has a long pretty garden to the front of the property and is situated away from the road via a private pathway and also offers scope for further enhancement subject to the usual consents. The kitchen and bathroom would benefit from modernisation. Offering far reaching views across town. It also has the advantage of no onward chain thereby streamlining the purchasing process.

ENTRANCE:

Into:

OPEN PLAN SITTING/DINING ROOM:

A spacious room with feature fireplace having open fire, laminate flooring throughout, two radiators. Built-in understairs cupboards. Stairs to first floor. Door to rear and window to front.

KITCHEN:

A range of wall, base and drawer units. Inset one and a half bowl sink and drainer with mixer tap. Freestanding oven, tall fridge/freezer, vinyl flooring, vaulted ceiling. Wall mounted gas central heating boiler. Double glazed window to side.

BATHROOM:

A white suite featuring a low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower hand set. Washing machine, part tiling to walls, vinyl flooring, radiator, vaulted ceiling. Two windows to side.

FIRST FLOOR LANDING:

BEDROOM:

A good sized double bedroom with built-in cupboards, radiator, carpet. Far reaching views across the town via the double glazed window to front.

BEDROOM:

A further good sized bedroom, radiator, carpet, shelved storage for bed linen etc. Double glazed window to rear.

OUTSIDE REAR:

To the rear there is a small area with gated side access which leads to a walkway for rear access and has been newly fenced.



OUTSIDE FRONT:

A long pretty and partly lawned garden with pathway leading from the entrance. A range of mature hedges and shrubs to the borders, fencing to sides, paved patio area. In addition to your own private garden there is a community garden at the entrance to the private walkway for local residents to enjoy. This includes an area of lawn and seating.

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:

The property is located on a one way street, in a peaceful, pleasant St Peters location . It offers good access to both nearby Dunorlan Park as well as the town centre, a short and level walk away, also having St Peter's church nearby. Tunbridge Wells town centre offers an excellent mix of social, retail and educational facilities including two theatres, a number of sports and social clubs, a fine selection of independent retailers, restaurants and bars primarily between the Pantiles and Mount Pleasant, with further multiple retail opportunities in the nearby Calverley Road pedestrianised precinct, Royal Victoria Place and North Farm Retail Park. Tunbridge Wells is rightly highly regarded for its choice of schools and these include excellent selections at primary, secondary, independent and grammar levels. Beyond this, the town has two main line railway stations each providing fast and frequent services to London termini and the south coast.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

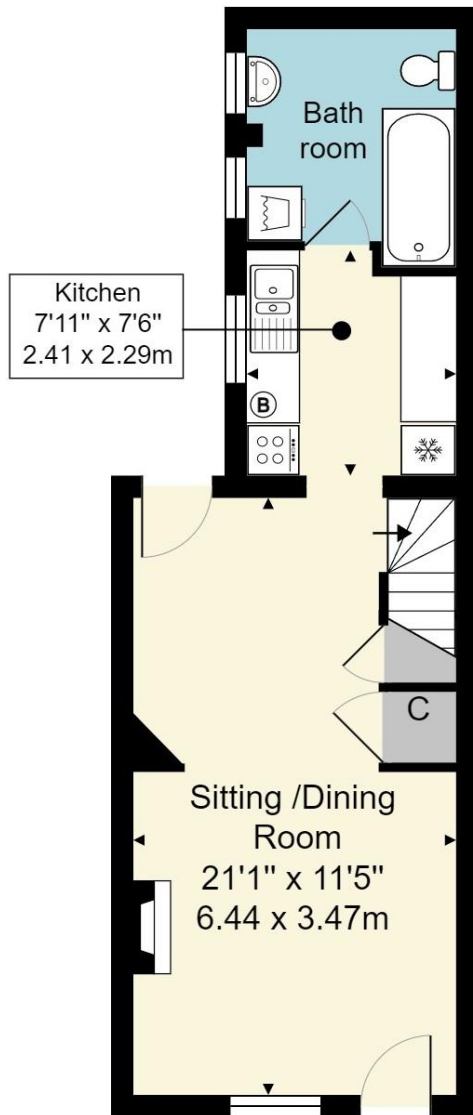
By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

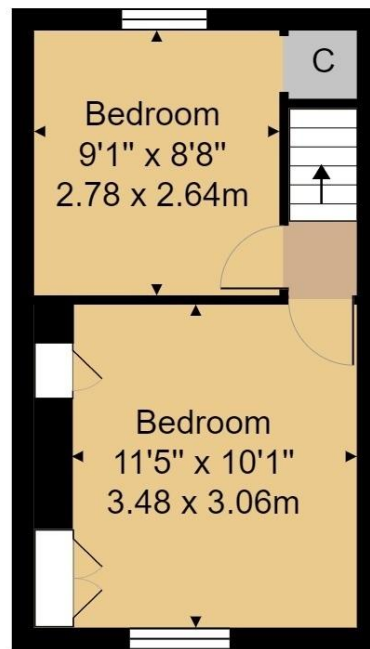
Broadband Coverage search Ofcom checker
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Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total Area: 602 ft² ... 55.9 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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