



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Victorian House
- Two Double Bedrooms
- Two Reception Rooms
- Low Maintenance Garden
- On Road Parking
- Energy Efficient Rating: D

Cambrian Road, Tunbridge Wells

£365,000

woodandpilcher.co.uk



26 Cambrian Road, Tunbridge Wells, TN4 9HH

Situated in a prime residential location within 0.4 miles of the main line station is this beautifully presented Victorian semi-detached house.

Offering the classic layout with a bay windowed sitting room to the front, which also has a stunning feature fireplace and a dining room to the rear which is open to the modern kitchen. The current owners have laid insulation under the laminate floor which is throughout downstairs to improve its energy efficiency. The kitchen is fitted with all the expected appliances and affords a dual aspect to the garden.

Upstairs there are two double bedrooms and the family bathroom. There is ample storage space throughout the property with cupboards in the dining room, second bedroom and bathroom.

Outside the owners have had a brand new patio laid as well as building a decked entertaining area.

They have found a property they wish to purchase and there is a complete onward chain in place.

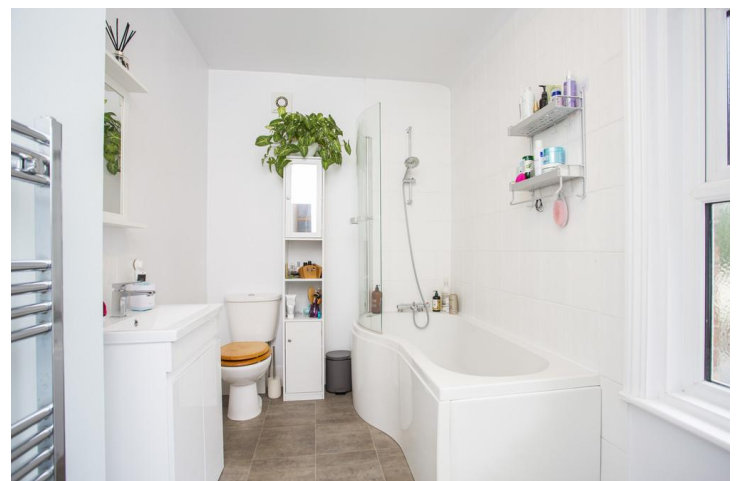
We highly recommend a viewing to fully appreciate this ready to-move-into property.

Double glazed front door with frosted panel insert.

ENTRANCE HALL:

Stairs to first floor.

LIVING ROOM:



Front aspect double glazed bay window, radiator, gas fired fireplace with marble hearth, laminate flooring.

DINING ROOM:

Insulated laminate floor, rear aspect double glazed window, under stairs cupboard, radiator, thermostat.

KITCHEN:

Side and rear aspect double glazed windows, side aspect double glazed door, wall and floor cupboards and drawers with contrasting work surface and tiled splashback, space to plumb fridge freezer, dishwasher, washing machine, halogen hob with electric oven under, stainless steel extractor hood, sink unit with mixer tap and drainer, radiator.

FIRST FLOOR LANDING:

Loft hatch.

BEDROOM:

Front aspect double glazed window, radiator.

BEDROOM:

Rear aspect double glazed window, radiator, built in cupboard also housing hot water tank.

BATHROOM:

Side aspect frosted double glazed window, panelled bath with mixer tap and handheld shower attachment with glass screen, W.C, basin vanity with mixer tap, tiled splashbacks, heated towel rail, extractor, airing cupboard housing boiler.

OUTSIDE FRONT:

Steps up to front door.

OUTSIDE REAR:

Low maintenance garden with newly laid patio, decked seating area, flower bed with young conifers, outside tap, side access.

TENURE:

Freehold.

COUNCIL TAX BAND:

C.

VIEWING:

By appointment Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

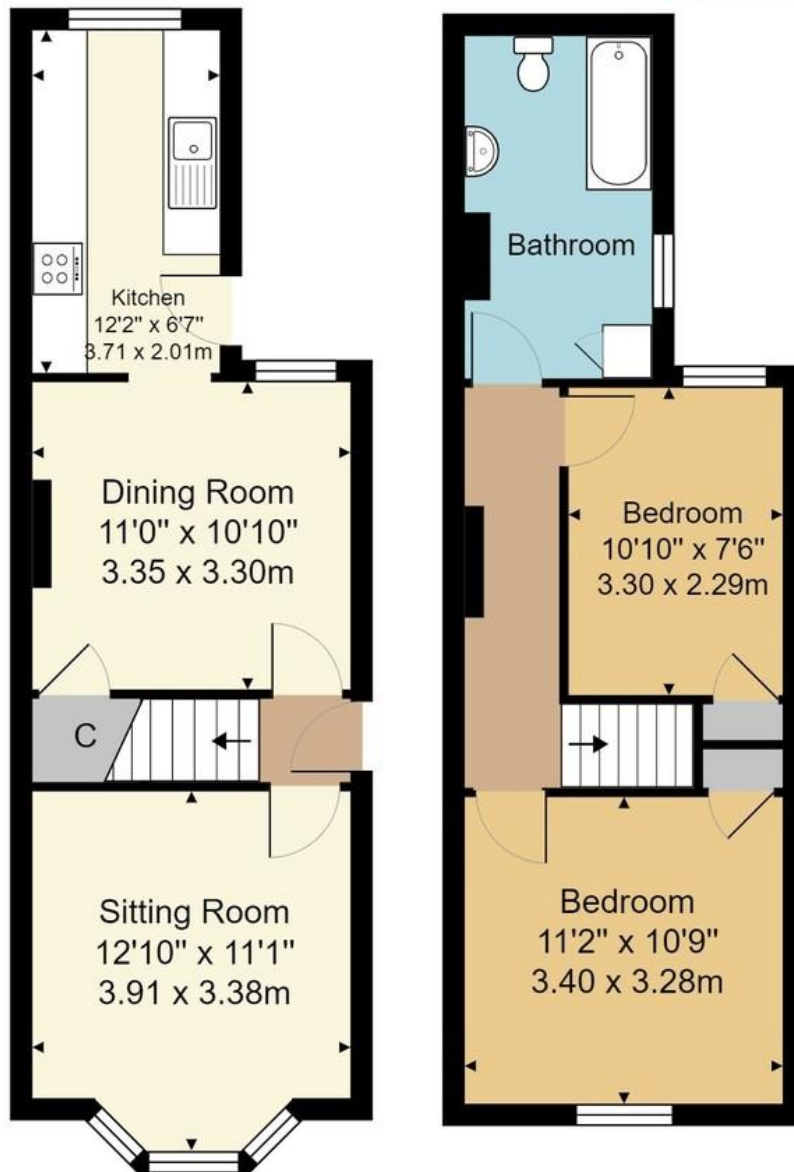
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Approx. Gross Internal Area 751 sq. ft / 69.8 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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