



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bed End of Terrace
- Well Presented
- Popular St James Location
- Pretty Rear Garden
- On Street Parking
- Energy Efficiency Rating: E

**Vernon Road, Tunbridge Wells**

**£325,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 30 Vernon Road, Tunbridge Wells, TN1 2JA

A well presented property that has previously been refurbished to a high standard and offers stylishly decorated accommodation including a sitting room with open fire, kitchen/diner, utility room, bathroom and two double bedrooms. The property is situated in the ever popular St James' area which is very close to the town centre and offers period features with contemporary styling, we would encourage an early viewing.

The accommodation is as follows:

### ENTRANCE:

Via part glazed door into:

### SITTING ROOM:

A cosy room with feature fireplace and open fire, window to front, beams to ceiling, wood effect laminate flooring, radiator.

### KITCHEN/DINING ROOM:

A range of wall and base units with complementary wooden worktop, built in fridge/freezer, space for range cooker (or available by separate negotiation) with extractor fan over, part tiling to walls, windows to rear and side with shutters, under counter lighting, two under stair cupboards, wood effect laminate flooring, radiator.

### UTILITY:

Also with wall and base units, inset sink and drainer with mixer tap, space for washing machine and tumble dryer, built in dishwasher, double glazed window to side with shutter, laminate flooring.

### BATHROOM:

Panelled bath with shower over, folding shower screen, wash hand basin with cupboard under, low level WC, part tiling to walls, heated towel rail, double glazed window to side, part tiling to walls, extractor fan, down lights.

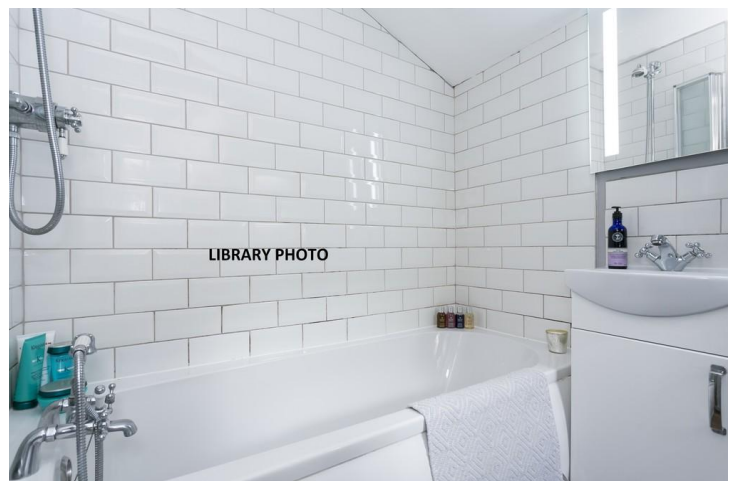
### FIRST FLOOR:

#### BEDROOM:

A double bedroom with window to front, built in store cupboard housing wall mounted gas central heating boiler, wood effect laminate flooring, radiator.

#### BEDROOM:

A further double bedroom with sash window to rear, wood effect laminate flooring, radiator.





**GARDEN:**

A pretty garden with brick paved pathway, gate to side giving access to front of property and neighbouring properties access for bins etc, lawn area, shed, fencing to boundaries, shrubs to borders.

**PARKING:**

On street parking.

**SITUATION:**

Vernon Road is a small road of similar style homes centrally located within Tunbridge Wells and in particular within the popular St James' area. Within the locality there is a large park which has undergone extensive improvement and a selection of schools catering for a wide range of age groups. Tunbridge Wells town centre is approximately three quarters of a mile walking distance where you will find most of the High Street retailers contained within the Royal Victoria Place Shopping Mall and Calverley Road Precinct. A further half miles walking distance in the southern part of the town you will find the old High Street, historic Pantiles and Tunbridge Wells main line station. For the commuter traveller there is also a choice of a second station at High Brooms with both Tunbridge Wells and High Brooms having commuter services to London Bridge, Cannon Street and Charing Cross. Recreational amenities include a wide selection of sports and social clubs including golf, rugby and cricket, whilst out of town Knight's Park Retail Centre has a multi screen cinema, bowling complex and private health club.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

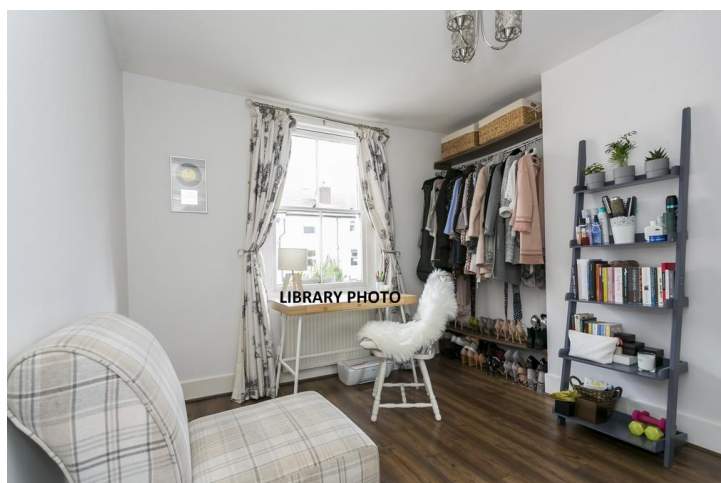
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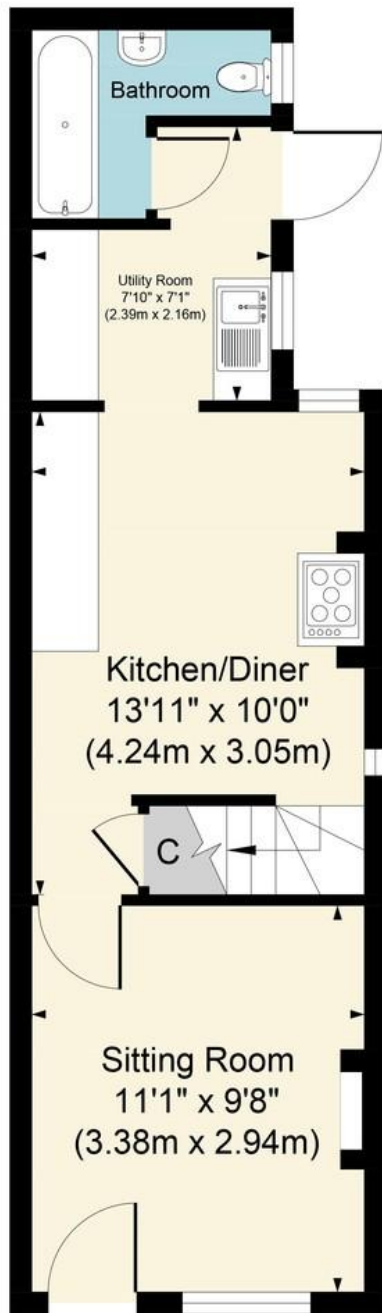
**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

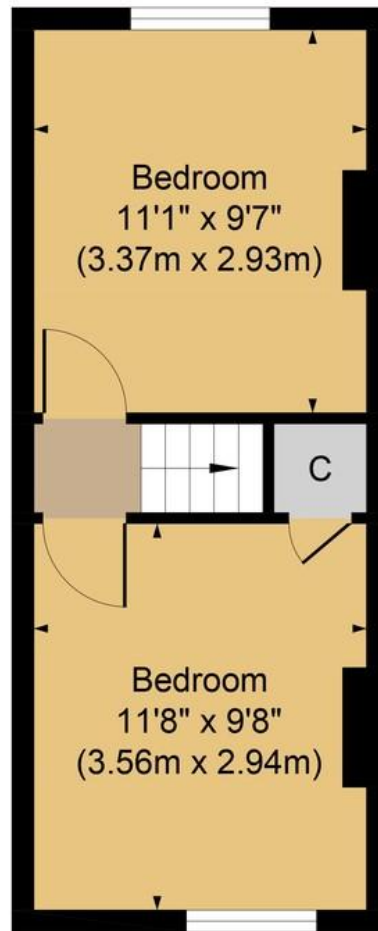
**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker  
 Mobile Phone Coverage search Ofcom checker  
 Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
 Services - Mains Water, Gas, Electricity & Drainage  
 Heating - Gas Fired Central Heating

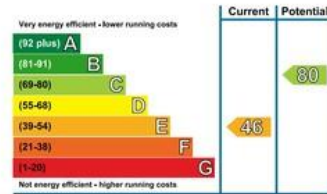




**Ground Floor**



**First Floor**



Approx. Gross Internal Floor Area 592 sq. ft / 55.01 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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