



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid-Terrace Victorian House
- Two Bedrooms
- Upstairs Modern Bathroom
- Pretty Gardens
- On Road Parking
- Energy Efficiency Rating: D

**Taylor Street, Southborough**

**£315,000**

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

## 5 Taylor Street, Southborough, Tunbridge Wells, TN4 0DU

Situated in one of Southborough's popular streets being within walking distance of local shops, amenities and schools is this much improved two bedroom Victorian house.

The current owners have really elevated the look of this property - installing herringbone Amtico flooring in the two reception rooms, decorating throughout and landscaping the garden to create a tranquil outdoor space.

Offering accommodation comprising a sitting room, dining room with the stairs rising to first floor, a kitchen which is traditional in finish with a butchers block worksurface on the ground floor and two bedrooms and a family bathroom on the first floor.

Outside there is a low maintenance hardstanding to the front which is enclosed with a pretty wrought iron fence, and to the rear there is lawn, flower beds and gravel laid seating areas. It is worth noting this property has a right of access through gardens of no7 & 9.

We highly recommend an internal viewing to fully appreciate this charming and well presented property.

Composite front door with half moon fanlight.

### **SITTING ROOM:**

Double glazed window to front, herringbone Amtico floor, cast iron feature fireplace, cupboard housing electric meter & consumer unit, TW Point, radiator .

### **DINING ROOM:**

Stairs to first floor, double glazed door to garden, radiator, herringbone Amtico floor.

### **KITCHEN:**

Double glazed window to side and rear, fitted with a range of wall and floor cupboards and drawers with butchers block worksurface and tiled splashbacks, space for fridge/ freezer and washing machine, gas hob with electric oven below and extractor hood above, 1 1/2 sink unit with mixer tap and drainer, radiator, cupboard housing combination boiler, ceiling spotlights.

### **LANDING:**

Loft Hatch

### **BEDROOM:**

Double glazed window to rear, radiator.

### **BEDROOM:**

Double glazed window to front, radiator, built in cupboard.



**BATHROOM:**

Fitted with a bath with mixer tap and hand held attachment, WC, wall mounted basin, tiled walls and extractor.

**OUTSIDE FRONT:**

Wrought iron fence & gate onto hardstanding/ patio area for bins, gas meter.

**OUTSIDE REAR:**

Low maintenance garden with lawn, flower beds and borders, gravel area with shed and separate seating area, outside tap, right of access through no7

**SITUATION:**

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

**COUNCIL TAX BAND:**

C

**VIEWING:**

By arrangement Wood & Pilcher 01892 511311

**TENURE:**

Freehold

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

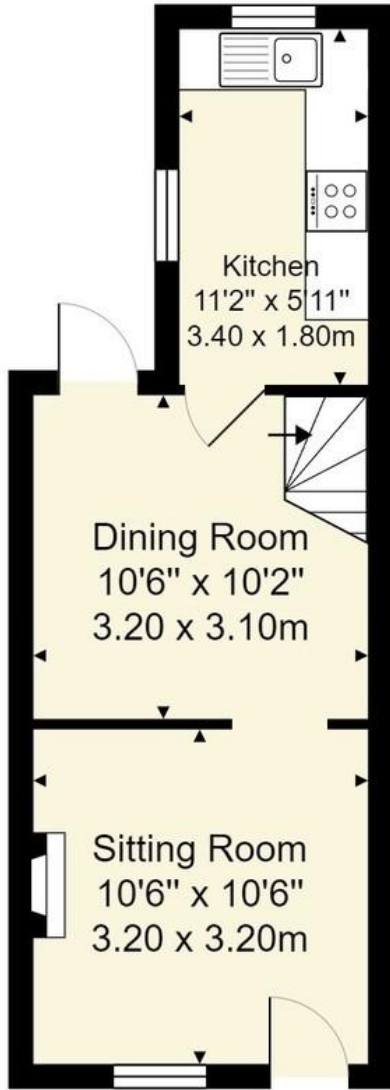
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

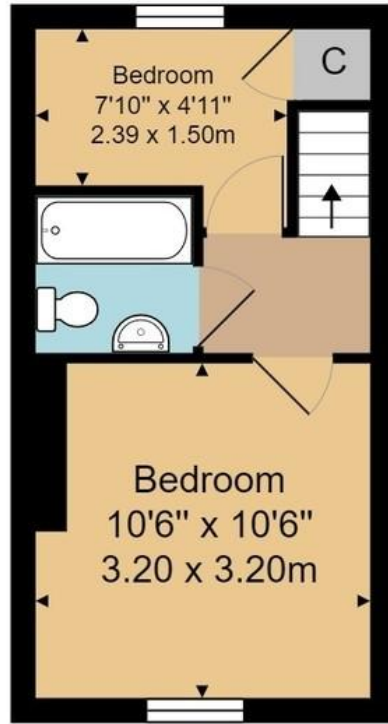
Heating - Gas Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 506 ft<sup>2</sup> ... 47.0 m<sup>2</sup>

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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