



**WOOD &
PILCHER**

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- Detached Victorian Cottage
- 2 Double Bedrooms
- Large Upstairs Bathroom
- 2 Reception Rooms
- Driveway for small Vehicle
- Energy Efficiency Rating: E

St. Peters Street, Tunbridge Wells

GUIDE £575,000 - £595,000

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19 St. Peters Street, Tunbridge Wells, TN2 4UX

An early viewing must be sought for this particularly appealing detached Victorian property set in a quiet residential road very close to the town centre and the main line station. The owner has made several improvements during her ownership whilst maintaining the period features expected such as feature fireplaces and exposed floorboards. It enjoys an entrance hallway, two good sized reception rooms, a modern kitchen and utility area on the ground floor, generous landing area with the first floor having two double bedrooms and a large bathroom which has both a bath and a shower cubicle. There is a private courtyard garden to the rear which enjoys an easterly aspect and the property also has the advantage of off road parking for a small vehicle as well as permit parking in this area.

ENTRANCE:

Via panelled door with fanlight glass into:

ENTRANCE HALLWAY:

Double glazed window to side with shutters, radiator, carpet, stairs to first floor.

SITTING ROOM:

A bright room with a feature fireplace which has a cast iron inset and tiled hearth, built-in store cupboard to the side of the chimney breast, radiator, carpet. Double glazed window to front.

DINING ROOM:

A good sized room having a feature fireplace with cast iron inset and tiled hearth, built-in store cupboard housing the wall mounted gas central heating boiler, radiator, carpet. Step down to a further built-in store cupboard. Double glazed window to rear.

KITCHEN:

A modern range of white gloss wall, base and drawer units with complementary quart worktop. Inset one and a half bowl sink and drainer with mixer tap. Built-in oven with gas hob and extractor hood over. Built-in fridge, freezer and dishwasher. Built-in breakfast bar, tiled flooring with underfloor heating. Double glazed window to side.

UTILITY AREA:

Continuing the range of white gloss units with complementary worktop. Spaces for washing machine and tumble drier. Tiled flooring. Double glazed window to rear and double glazed door to side to the rear garden.

FIRST FLOOR LANDING:

A generous landing area with traditional staircase and wooden handrail, radiator, carpet. Double glazed window to front with shutter.



MAIN BEDROOM:

A generous double bedroom with built-in store cupboard, further built-in wardrobes with sliding doors. Wooden floorboards, feature fireplace, radiator. Double glazed window to front.

BEDROOM 2:

A further double bedroom with built-in wardrobe, exposed floorboards, radiator. Double glazed window to rear.

BATHROOM:

A particularly spacious bathroom having a panelled bath with mixer tap, a large shower cubicle, pedestal wash hand basin with tiled splashback, low level WC. Exposed floorboards, feature fireplace, heated towel rail, radiator, downlights.

OUTSIDE REAR:

To the rear there is an enclosed garden enjoying a covered area with gazebo, paved patio area, fencing to boundaries and shrubs to borders. Brick paved side walkway to the gated side access to the front.

OUTSIDE FRONT:

There is fencing to the front and gate leading to a pathway to the front door, area of gravel with shrubs to borders. Gravel driveway providing off road parking for a small vehicle.

SITUATION:

Located in a quiet road in St Peter's, the property does indeed have very good access to Tunbridge Wells town centre and also nearby Dunorlan Park. The town has an excellent mix of social, retail and educational facilities alongside two main line railway stations serving both London and the south coast. Tunbridge Wells offers good shopping and dining facilities in a host of areas including the Royal Victoria Place Shopping Mall, the Calverley Road pedestrianized precinct, North Farm Retail Park and also the old High Street and Pantiles with its mix of upmarket and individual independent retailers. The town has a healthy mix of well respected primary schools, independent schools and for the older children, grammar schools. Nearby Dunorlan Park has well maintained grounds and a boating lake. The town is also well supplied for gyms, a large sports centre, several golf courses and a number of sports pitches and playgrounds.

TENURE: Freehold

COUNCIL TAX BAND: D

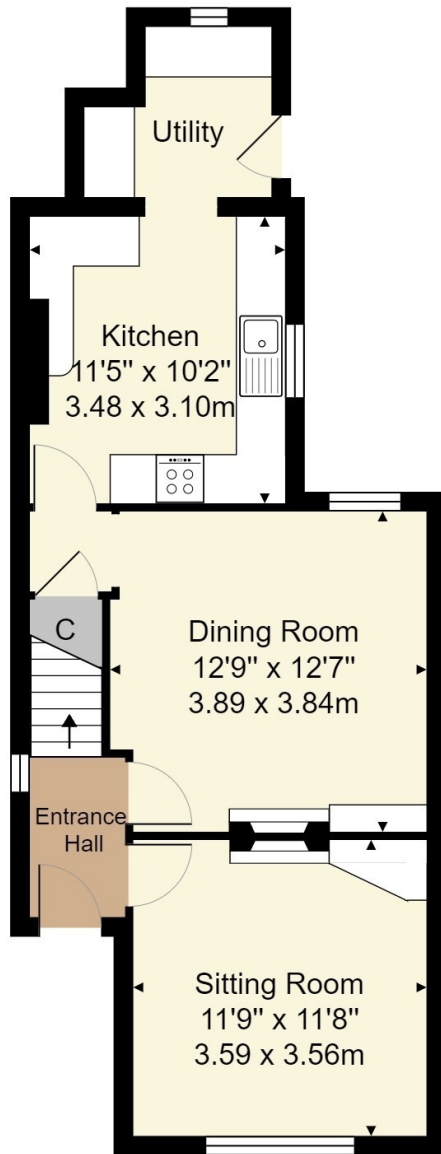
VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

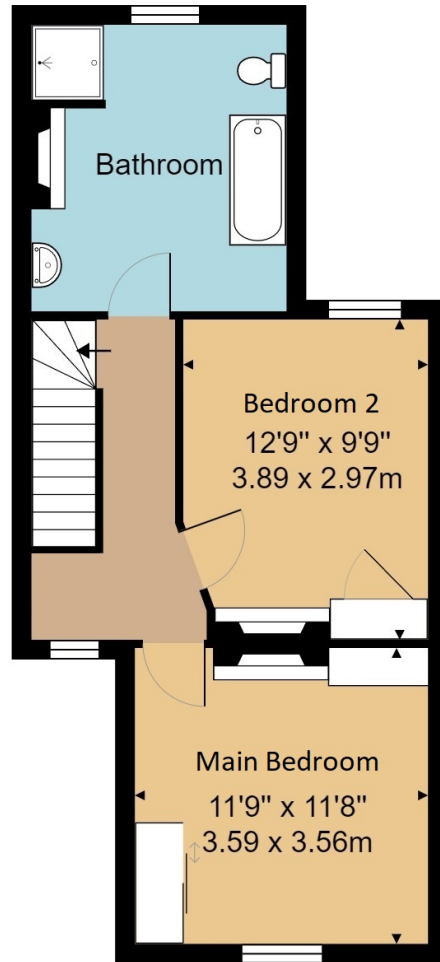
Broadband Coverage search Ofcom checker
 Mobile Phone Coverage search Ofcom checker
 Flood Risk - Check flooding history of a property England - www.gov.uk
 Services - Mains Water, Gas, Electricity & Drainage
 Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 988 ft² ... 91.8 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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