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PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid-Terrace Family Home
- Three Bedrooms
- Upstairs Bathroom
- Attractive Rear Garden With Store Room & Shed
- Accessible On Street Parking
- Energy Efficiency Rating: C

**Bright Ridge, Southborough**

**£350,000**

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## 91 Bright Ridge, Tunbridge Wells, TN4 0JN

Situated in a quiet backwater on the outskirts of Southborough, yet accessible to transport links, shops and amenities is this three-bedroom, mid-terrace family home. Now requiring some updating it offers the perfect opportunity for its next owner to modernise to their own desire. The house is set back behind a low wall and lawned front garden, with the covered front door opening into a spacious entrance hall with ample fitted storage. On your right, the open plan living/dining room is a great space and benefits from lots of natural light through its dual aspect feature. The living and dining areas are well defined with plenty of space for furniture. The dining area has a door to the kitchen and double doors onto the garden. Offering lots of fitted floor and wall cabinets the kitchen is a good size and includes a fitted electric oven and grill, four ring gas hob and space for further white goods. A wide window beneath the sink looks onto the garden. On the first floor from the spacious landing are the three bedrooms and wet room. Two of the bedrooms are doubles with the third being a single and benefiting from fitted storage. Completing the first floor is the wet room with wall mounted electric shower, WC, wash basin and heated towel rail. There are frosted windows allowing lots of light and a fitted extractor fan. Outside the rear garden enjoys a mixture of patio areas and lawn with mature plants and shrubs. There is a useful brick built garden store along with a shed and rear garden access.

### ENTRANCE HALL:

Radiator, under stairs storage, additional fitted cupboard, carpeted.

### SITTING/DINING ROOM:

Carpeted, dual aspect, wide double glazed window to front with radiator beneath, space for sofas, dining area at rear with space for table and chairs, double glazed doors to patio.



**KITCHEN:**

Lino flooring, space for slim dishwasher, space for washing machine, fitted four ring gas hob with extractor above, fitted electric oven and grill, floor and eye level cabinets in cream with marble effect worktops, wide double glazed window above sink and drainer, fully glazed door to garden.

**LANDING:**

Spacious first floor landing, carpeted, loft access, lining cupboard housing the boiler.

**BEDROOM:**

Good sized double, wide window to rear with views of meadow behind, radiator beneath window, carpeted, space for wardrobes.

**BEDROOM:**

Wide double glazed window to front with radiator beneath, carpeted, fitted shelving, space for bedroom furniture.

**BEDROOM:**

Single, double glazed window to front, fitted wardrobe, radiator, carpeted.

**BATHROOM:**

Wide frosted double glazed window, electric fan heater, tall heated towel rail, wall mounted electric shower with curtain, extractor fan, WC and sink.

**FRONT GARDEN**

Wall at front, path leading to front door, lawn, mature plants.

**REAR GARDEN**

Footpath leading to rear, patio area, outside fitted storage, shed, mature plants, rear gated access backing onto meadow.

**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.

**TENURE:** Freehold

**COUNCIL TAX BAND:** C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

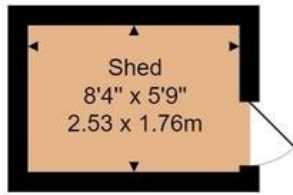
Mobile Phone Coverage search Ofcom checker

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

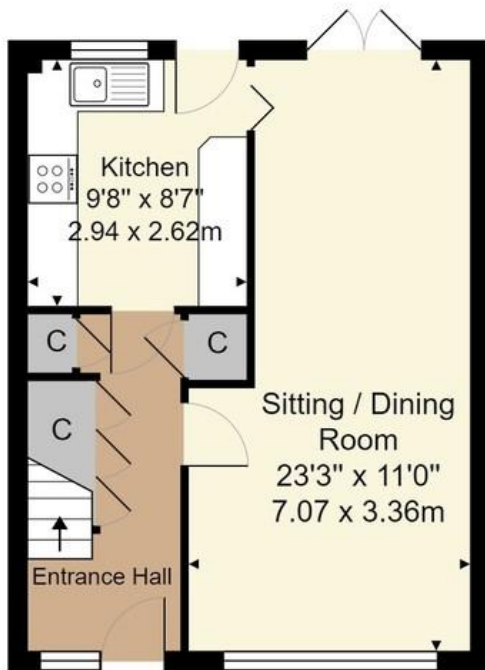
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

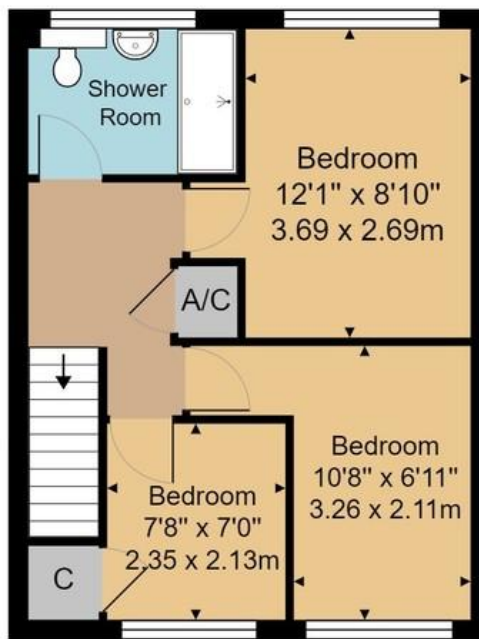




Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 805 ft<sup>2</sup> ... 74.8 m<sup>2</sup> (excluding shed)

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 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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