



WOOD &  
PILCHER

*Sales, Lettings, Land & New Homes*



- Two Double Bedrooms
- Mid Terrace House
- Sizeable Established Garden
- Upstairs Bathroom
- On-Road Parking
- Energy Efficiency Rating: D

**Castle Street, Southborough**

**GUIDE PRICE £325,000 - £335,000**

## 10 Castle Street, Southborough, Tunbridge Wells, TN4

OPE

This charming cottage is set back from the road behind a smart block paving. You enter into a cosy yet spacious living room with tall window, fitted cabinets and wooden effect flooring. It has plenty of space for large sofas and additional living room furniture. Leading from the living room is the dining room, another good sized space with room for a generous table and chairs along with views to the garden. This in turn leads to the kitchen with plenty of fitted cabinets and worksurfaces along with space for white goods and direct garden access. Stairs from the dining area lead you to the first floor where there is a large double bedroom and well presented bathroom. A second flight of stairs takes you to the second bedroom which is another generous sized double. Outside the spacious garden enjoys plenty of established plants and trees along with flower beds, a brick store and garden shed to the rear

### **SITTING ROOM:**

Wood effect flooring, tall window, fitted cabinet, wall lights, radiator.

### **DINING ROOM:**

Wood effect flooring, window to garden, useful understairs recess, radiator.

### **KITCHEN:**

Tiled flooring, wall and floor cabinets, one and a half sink and drainer, space for white goods, wall mounted boiler, window to side, door to garden.

Carpeted stairs to first floor landing.

### **BEDROOM:**

A double room, tall window, space for wardrobes, carpeted, radiator.

### **BATHROOM:**

Wood effect flooring, part tiled walls, bath with shower over, WC, washbasin with storage, chrome heated towel rail, frosted window.

Carpeted stairs to second floor.

### **BEDROOM:**

A double room, dormer window, light and airy, fitted eaves storage, carpeted, radiator.



**OUTSIDE FRONT:**

Smart block paved front garden, climbing plants.

**OUTSIDE REAR:**

Brick build store, secure fencing, two patio areas, mature flowerbeds, potting shed, further garden shed, well established trees and plants.

**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

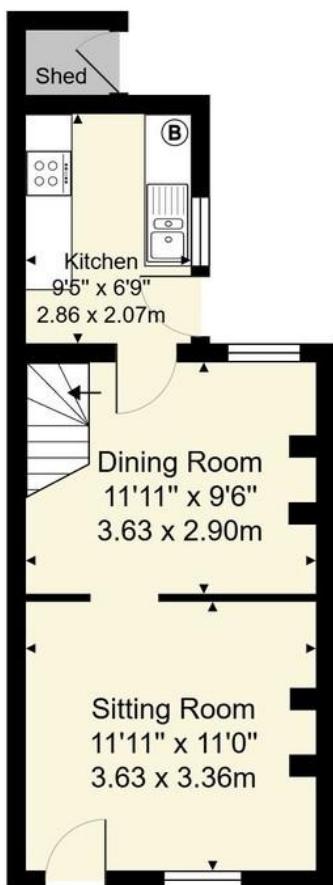
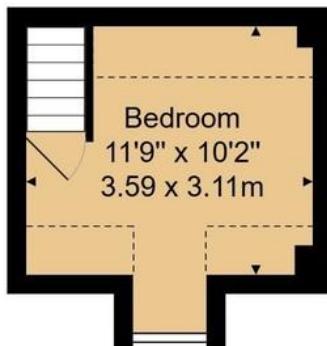
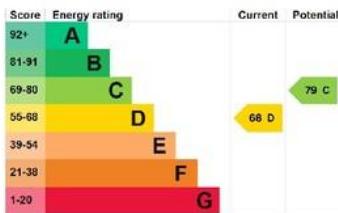
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

Rights and Easements - Access Over Neighbours Garden





## Second Floor



## Ground Floor

## First Floor

Approx. Gross Internal Area 694 ft<sup>2</sup> ... 64.5 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield  
Crowborough  
Southborough  
Tunbridge Wells  
Letting & Management  
Associate London Office

01435 862211  
01892 665666  
01892 511311  
01892 511211  
01892 528888  
02070 791568

OnTheMarket.com

THE GUILD  
PROPERTY  
PROFESSIONALS

rightmove

naei | propertymark  
PROTECTED

arla | propertymark  
PROTECTED

The Property  
Ombudsman

tsj  
APPROVED CODE  
TRADINGSTANDARDS.UK