



# WOOD & PILCHER



- Two Bedroom Semi Detached
- Period Features
- Beautifully Presented
- Popular St James Area
- Residents Parking Permit Area
- Energy Efficiency Rating: E

**Dukes Road, Tunbridge Wells**

**£320,000**

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

### 3 Dukes Road, Tunbridge Wells, TN1 2PA

#### DESCRIPTION:

A beautifully presented period property in this ever popular St James location. The accommodation comprises a lovely sitting room, dining room, kitchen and cloakroom on the ground floor with two double bedrooms and family bathroom on the first floor and gardens to the front and side. The property has lovely character and enjoys many period features to enjoy whilst having been updated with modern styling.

#### SITUATION:

The property is found on Dukes Road in the popular St James' quarter of Tunbridge Wells. It is well located between the town centre itself and nearby Grosvenor and Hilbert Park, a recent beneficiary of a lottery grant and now boasting a number of sports pitches, areas of medieval woodland and children's play centres. The town centre is approached via Camden Road which offers a number of the town's best independent restaurants and the Royal Victoria Place Shopping Centre is a little under a mile distant with its excellent mix of multiple retailers. Further independent retailers, restaurants and bars can be found between Mount Pleasant and the Pantiles. The town has two main line railway stations offering fast and frequent services to both London and the south coast and the property sits neatly between the two with access to High Brooms station being through Grosvenor and Hilbert Park. Tunbridge Wells has a number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are accessible from the property.

Entrance is via a double glazed door to;

#### HALLWAY:

Stairs to first floor, wooden flooring.

#### SITTING ROOM:

A bright room with feature fireplace and tiled hearth, double glazed window to front with colonial shutters, built in cupboard with shelving above, wooden flooring, radiator.

#### DINING ROOM:

Under stairs store cupboards, fireplace, double glazed window to front with colonial shutters, wooden flooring, radiator.



**KITCHEN:**

A good range of wall and base units with built in eye level double oven, inset gas hob with extractor fan above, inset one and a half bowl sink and drainer with mixer tap, spaces for dishwasher, fridge/freezer and washing machine, double glazed window to front with colonial shutters, part tiling to walls, tiled flooring, radiator.

**REAR LOBBY:**

Door to side garden, tiled flooring.

**CLOAKROOM:**

Low level WC, wall mounted wash hand basin, radiator, tiled flooring, window to side.

**BEDROOM:**

A double bedroom with built in wardrobe, feature fireplace, double glazed window to front, carpet, radiator, loft access with drop down ladder and is boarded with a light.

**BEDROOM:**

A further double bedroom with double glazed window to front, feature fireplace, carpet, radiator, door into:

**ENSUITE BATHROOM:**

A good sized bathroom with panelled bath with shower attachment, wall mounted wash hand basin, low level WC, double glazed window to front, part tiling to walls, built in store cupboard housing wall mounted gas central heating boiler, wooden flooring, radiator.

**GARDEN:**

An area of lawn to the front, fencing to boundaries with mature trees and shrubs to border, gated access to side garden with a decked area and further area of lawn, wooden storage shed.

**PARKING:**

All interested parties must liaise with the local authority to confirm appropriate residents parking permits are available, prior to offering.

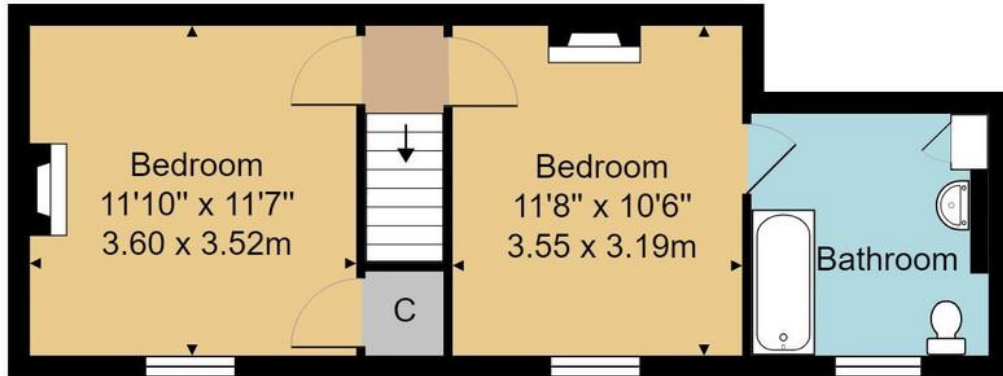
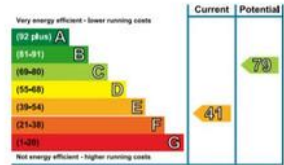
**TENURE:**

Freehold

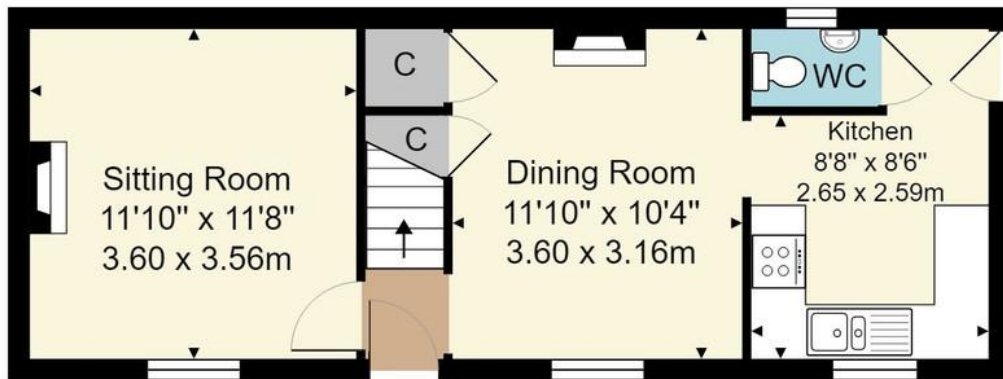
**VIEWING ARRANGEMENTS:**

By appointment with Wood & Pilcher 01892 511211





**First Floor**



**Ground Floor**

Approx. Gross Internal Floor Area 783 sq. ft / 72.8 sq. m

**Important Notice**

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 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 plans are for guidance only and are not necessarily comprehensive. 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 must satisfy themselves as to their adequacy and condition. We have not investigated Title, or their existence of any Covenants or other legal matters which may affect the property.

Agent Note: Please note that not everything in the photographs may be included in the sale.

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