



WOOD & PILCHER



- Three Bedrooms
- Two Receptions Rooms
- Pretty Gardens
- Garage & Off Road Parking
- Requiring Modernisation
- Energy Efficiency Rating: C

Kibbles Lane, Tunbridge Wells

GUIDE PRICE £350,000 - £375,000

woodandpilcher.co.uk

54 Kibbles Lane, Tunbridge Wells, TN4 0JP

A superb opportunity to put your mark on a good sized three bedroom family home, with a garage and off road parking, now requiring cosmetic updating and with the benefit of no onward chain. The large front garden is well stocked with pretty planting and sits alongside the driveway which leads to the garage. The front door opens into the entrance hall, from where all the downstairs accommodation leads from. Sitting to the front of the property is the living room and a doorway opens into the dining room which has a nice aspect over the rear garden. The kitchen also sits to the rear of the property and has a door opening onto the good sized garden. Completing the ground floor is the cloakroom. Upstairs you will find the three good sized bedrooms and the family bathroom. We highly recommend an early internal inspection to appreciate the potential of this good sized family home.

ENTRANCE HALL:

Frosted double glazed front door, radiator, storage cupboard.

CLOAKROOM:

WC, wash basin, double glazed frosted window to front.

LIVING ROOM:

Double glazed window to front, radiator, doorway to;

DINING ROOM:

Double glazed window to rear, radiator.

KITCHEN:

A range of wall and base units and drawers, sink with drainer and mixer tap, space for washing machine, space for fridge, integrated hob and integrated oven, double glazed window to rear, double glazed door to garden, partly tiled walls.

LANDING:

Loft hatch, airing cupboard.

BEDROOM:

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM:

Double glazed window to front, radiator, floor to ceiling fitted wardrobes, separate fitted wardrobes, ceiling fan and light.



BEDROOM:

Double glazed window to front, radiator, fitted cupboard.

BATHROOM:

Corner bath with mixer tap, wall mounted electric shower, WC, wash basin, fully tiled walls, double glazed frosted window to rear.

OUTSIDE:

FRONT: Driveway leading to garage with up and over door, raised planting area, low front wall.

REAR: Area of patio with covered lean to, area of lawn, green house.

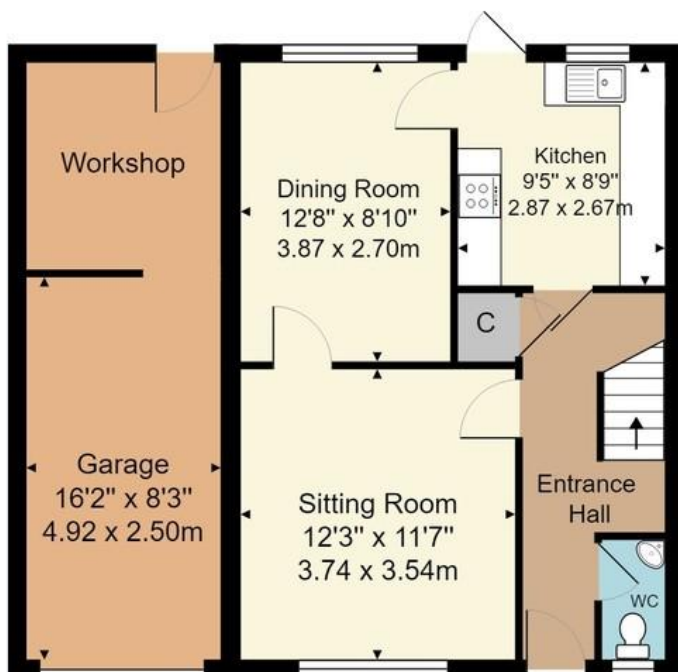
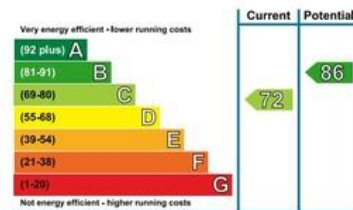
TENURE:

Freehold

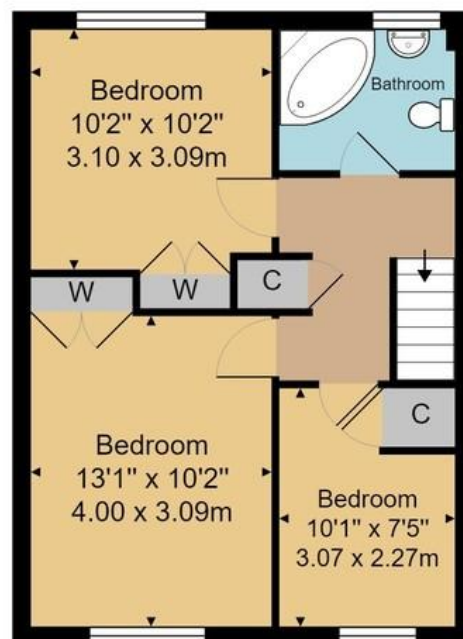
VIEWING:

By appointment with Wood & Pilcher 01892 511311





Ground Floor



First Floor

House Approx. Gross Internal Area 906 sq. ft / 84.1 sq. m
 Approx. Gross Internal Area 1113 sq. ft / 103.4 sq. m
 (Includes Garage & Workshop)

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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