



Ibbett Mosely

92 Shipbourne Road, Tonbridge, Kent, TN10 3EG  
£270,000





## 92 Shipbourne Road, Tonbridge, Kent, TN10 3EG

**AN ATTRACTIVE BAY FRONTED TERRACED VICTORIAN HOUSE NOW IN NEED OF MODERNISATION AND IMPROVEMENT CONVENIENTLY LOCATED JUST OVER HALF A MILE FROM THE HIGH STREET**

- THREE BEDROOMS
- BATHROOM
- THROUGH SITTING/ DINING ROOM
- KITCHEN
- ENTRANCE HALLWAY
- GAS FIRED CENTRAL HEATING
- SEALED UNIT DOUBLE GLAZING
- COURTYARD GARDEN
- NO CHAIN

AN ATTRACTIVE MID TERRACE VICTORIAN HOUSE FOR MODERNISATION AND IMPROVEMENT having pleasing brick elevations with sealed unit double glazed windows under a tiled roof. The house is now in need of total modernisation and improvement making it ideal for a first time buyer or developer.

### TONBRIDGE

Occupying an exceptionally convenient location at the northern area of the town being just over half a mile from the High Street with range of shopping facilities including Waitrose and Sainsburys as well as various eateries and coffee shops. The main line station with frequent services to London and the South Coast is a slightly longer distance. There are state and private schools in the area including popular Slade Primary. Local shops such as One Stop and further eateries in the road are within walking distance. York Parade shops are about a mile. Recreational pursuits in the area include tennis courts, swimming pools as well as cycle and footpaths.

### ARCHED ENTRANCE PORCH

### ENTRANCE HALLWAY

### THROUGH SITTING/DINING ROOM

The Sitting Room has a brick effect fireplace with a gas fire (not tested) and mantelshelf over, radiator. Square arch opening to Dining Room with radiator and a walk in understairs storage cupboard.

### KITCHEN

With single stainless steel drainer sink unit and cupboards under, fitted gas cooker, worktop with storage under. Worcester wall mounted gas fired combi boiler, further worktop with two double cupboards under and wall cupboards over, shelving and an additional wall cupboard.

### LOBBY

With storage recess, door to side access.

### BATHROOM

With panelled bath having mixer tap and shower over, wash basin in vanity unit with cupboard and

shelving under, low level WC suite. Radiator, virtually fully tiled walls.

#### FIRST FLOOR PART GALLERIED LANDING

#### BEDROOM ONE

With radiator.

#### BEDROOM TWO

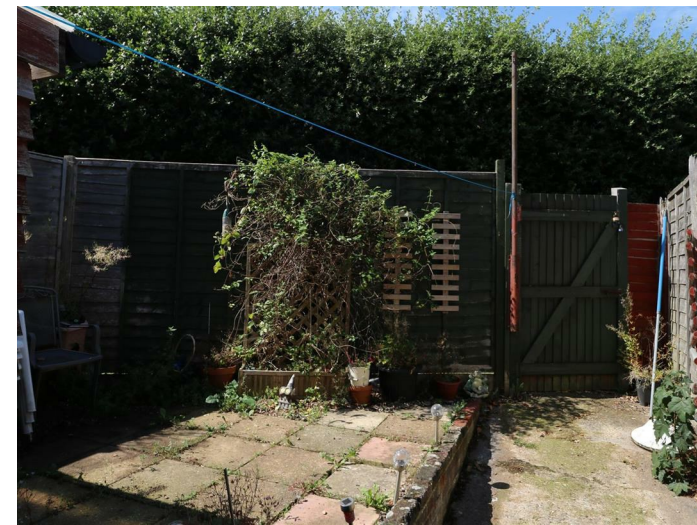
With radiator.

#### BEDROOM THREE

With radiator.

#### OUTSIDE

Small enclosed area to front of the house. REAR COURTYARD having a raised paved sitting area and a gate providing access to the pedestrian right of way. Useful lean to GARDEN STORE.







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.

**Ibbett Mosely**

**Tonbridge 01732 351323**

**EPC Rating- D**

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

**[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)**

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

**...a name you can trust**  
*offices in Kent and London*