

A two-story red brick house with a white front door and arched windows. To the left is a wooden garage with a white door. A satellite dish is mounted on the side of the house. A utility pole stands in front of the house. A green tree is visible in the background.

Ibbett Mosely

90 Shipbourne Road, Tonbridge, Kent, TN10 3EG
£290,000



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AN ATTRACTIVE BAY FRONTED 'HALLS ADJOINING' END OF TERRACE HOUSE IN NEED OF MODERNISATION AND IMPROVEMENT CONVENIENTLY LOCATED JUST OVER HALF A MILE FROM THE HIGH STREET

- THREE BEDROOMS
- DINING ROOM
- SEALED UNIT DOUBLE GLAZING
- NO CHAIN
- REFITTED BATHROOM
- KITCHEN
- ATTACHED GARAGE
- SITTING ROOM
- GAS FIRED CENTRAL HEATING
- COURTYARD GARDEN

AN ATTRACTIVE END OF TERRACE 'HALLS ADJOINING' VICTORIAN HOUSE FOR MODERNISATION AND IMPROVEMENT WITH ATTACHED GARAGE having pleasing brick elevations with sealed unit double glazed windows under a tiled roof. The house, with the benefit of an attached garage which is so rare in this area, has recently been refitted with a new bathroom suite but is still in need of 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 HALL

With radiator.

SITTING ROOM

With fitted electric fire having a mantel surround and hearth, radiator, shelving.

DINING ROOM

With radiator, deep walk in understairs storage cupboard.

KITCHEN

With single stainless steel drainer sink unit having cupboards under and top to side providing storage under with plumbing/space for washing machine. Two double wall cupboards, Worcester wall mounted combi gas fired boiler, cupboard and drawers base unit. Fitted electric cooker, ceramic tiled floor. Opening to LOBBY with access to

BATHROOM

Recently refitted with new suite comprising a panelled bath, pedestal wash basin, low level WC. Radiator, ceramic tiled floor, part tiled walls and area suitable for a separate shower cubicle.

FIRST FLOOR PART GALLERIED LANDING

BEDROOM ONE

With radiator.

BEDROOM TWO

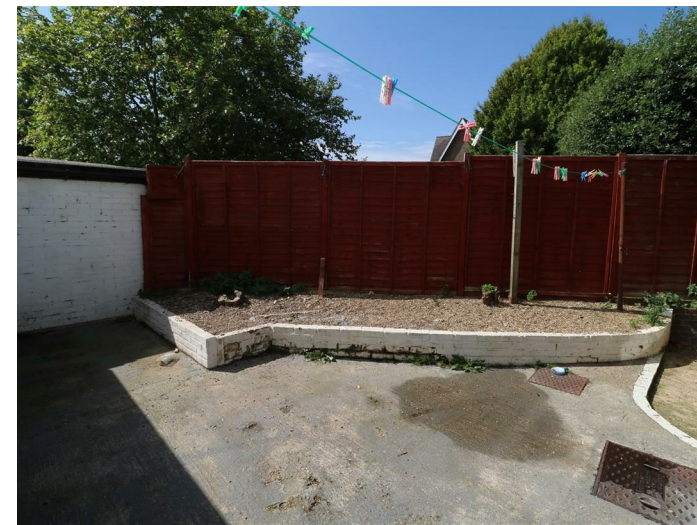
With radiator.

BEDROOM THREE

With radiator.

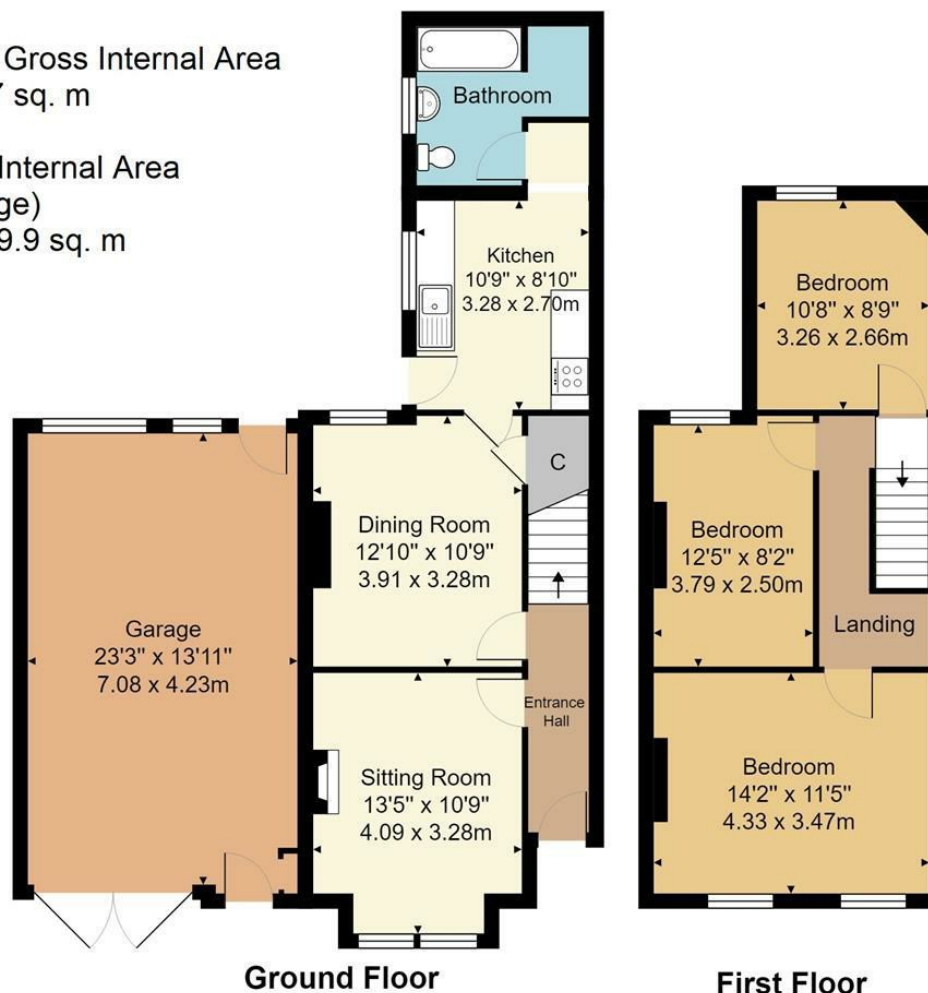
OUTSIDE

Concrete approach to ATTACHED GARAGE with double doors, personal doors to front and rear, sink unit. Small enclosed area to front of house and concreted REAR COURTYARD having a raised gravelled area.



House Approx. Gross Internal Area
966 sq. ft / 89.7 sq. m

Approx. Gross Internal Area
(Includes Garage)
1290 sq. ft / 119.9 sq. m



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

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