



## WOOD & PILCHER



- 3 Bed Semi Detached Property
- Popular St. James' Location
- Potential for Improvement
- Good Size Conservatory
- Garage En Bloc
- Energy Efficiency Rating: D

**Cleveland, Tunbridge Wells**

**£395,000**

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



## 8 Cleveland, Tunbridge Wells, TN2 3NF

This three bedroom property sits in the St. James area with the local primary school and walk to the town centre making it a very popular location within Tunbridge Wells. The home has a porch, sitting room, dining room, kitchen (which requires refurbishment) and conservatory on the ground floor and three bedrooms and family bathroom on the first floor. The property sits within a quiet pedestrian-only area making it a quiet setting but only a short walk to the single garage en bloc and a good sized rear garden.

### SITUATION:

The property is situated in the St. James quarter of Tunbridge Wells, particularly well placed for access to nearby St. James Church, the town centre via Camden Road and the recently refurbished Grosvenor & Hilbert park some short distance away. It is also equidistant between the towns' two main line railway stations - High Brooms and Tunbridge Wells itself. The town centre of Tunbridge Wells is approximately 1 mile distant with its excellent mix of social, retail and educational facilities to include a number of sports and social clubs, a good number of multiple retailers both at the Royal Victoria Place and associated Calverley Road precinct as well as nearby North Farm. There are a further range of retailers, restaurants and bars between Mount Pleasant and the Pantiles. Tunbridge Wells has a number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are readily accessible from the property.

Via side entrance door into:

### PORCH:

Double glazed window to side and front, parquet block flooring, radiator with decorative cover.

### SITTING ROOM:

A good sized room with double glazed window to the front, feature fireplace, parquet block flooring, radiator, stairs to first floor.

### DINING ROOM:

Double glazed patio doors to rear, radiator, built in store cupboard, parquet block flooring.



**KITCHEN:**

In need of some refurbishment the kitchen currently has a range of wall and base units, one and half bowl sink and drainer with mixer tap, built in oven, gas hob, extractor fan, vinyl flooring, part tiling to walls. Spaces for washing machine, tumble dryer and fridge/freezer, double glazed window to rear and door to side.

**CONSERVATORY:**

A good sized room with door to side, tiled floor.

**FIRST FLOOR LANDING:**

Loft access, built in airing cupboard housing pre-lagged hot water tank with shelf above, double glazed window to side.

**BEDROOM**

A double bedroom with high level double glazed window to front, built in double wardrobes, carpet, radiator.

**BEDROOM:**

A further double bedroom with double glazed window to rear, exposed floor boards, radiator.

**BEDROOM:**

A single bedroom with built in store cupboard, double glazed window to front, carpet, radiator.

**BATHROOM:**

Comprising panelled bath with Mira shower over, pedestal wash hand basin, low level WC, heated towel rail, window to rear, full tiling to walls, vinyl flooring.

**REAR GARDEN:**

Paved patio area, steps to raised lawn area, fencing to boundaries, shrubs to borders, side access with store shed.

**FRONT GARDEN:**

Area of lawn with pathway to entrance door.

**GARAGE:**

Single garage en bloc with up and over door.

**TENURE:**

Freehold

**VIEWING:**

By telephone appointment to Wood & Pilcher on 01892 511211.







House Approx. Gross Internal Area 954 sq. ft / 88.6 sq. m  
Garage Approx. Internal Area 138 sq. ft / 12.8 sq. m

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