



WOOD & PILCHER



- Three Bedrooms
- 1930's Semi Detached
- Rewired March 2019
- Potential for Off Road Parking
- 0.2 miles to Station
- Energy Efficiency Rating: C

Welbeck Avenue, Tunbridge Wells

£325,000

woodandpilcher.co.uk



17 Welbeck Avenue, Tunbridge Wells, TN4 9BD

Now requiring refurbishment is this 1930's three bedroom semi detached house but with the advantage of having been re-wired recently, with potential for off road parking (SSTP) and being just 0.2 miles from the mainline station.

Situated in a popular cul-de-sac location this semi-detached property has been under the same ownership for thirty years and now requires modernisation throughout. The accommodation is typical of a 1930's house and comprises a good size living room with bay window and wood flooring, downstairs doakroom and kitchen/ dining room to the rear of the property. Upstairs there are three bedrooms and a bathroom. There is central heating to most of the house with a wall mounted gas boiler but radiators are absent from two of the bedrooms. The house has also been rewired this year with certification available and also benefits from double glazing. Externally there is a good size garden and to the front the possibility of off road parking (SSTP). Being sold with no chain.



The property is approached up some steps to a decorative porch with arch and outside lights.

ENTRANCE HALL:

Glazed front door, stairs to first floor, double glazed window to front, understairs cupboard, radiator, thermostat, picture rail.

LOUNGE:

Double glazed bay window to front, picture rail, original wood floor, feature fireplace, radiator.

CLOAKROOM:

Frosted double glazed window to side, WC, part tiled walls.

KITCHEN/DINER:

Double glazed window to rear and side, frosted double glazed door to garden, radiator, electric fire on tiled hearth, cupboard to side of chimney, cooker point, space and plumbing for washing machine, sink unit with drainer and mixer tap.

LANDING:

Double glazed window to side, access to loft, picture rail.

BEDROOM:

Double glazed bay window to front, picture rail, radiator.

BEDROOM:

Double glazed window to front, picture rail.

BEDROOM:

Double glazed window to rear, wall mounted combination boiler, floor boards.

OUTSIDE:

Front: potential for off road parking, currently beds and borders with mature shrubs and steps to front door.

Rear: Having become very overgrown the garden has been taken back to its roots with patio area, borders and some mature shrubs.

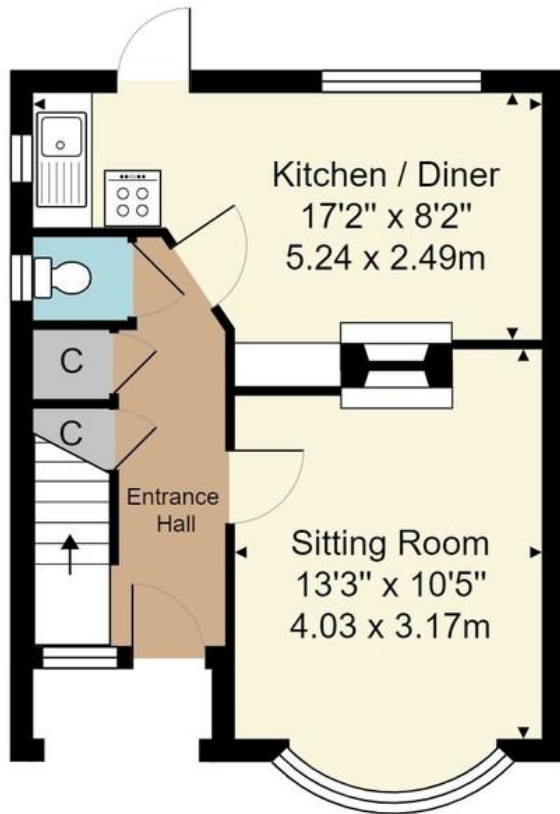
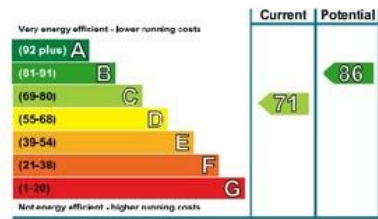
TENURE:

Freehold.

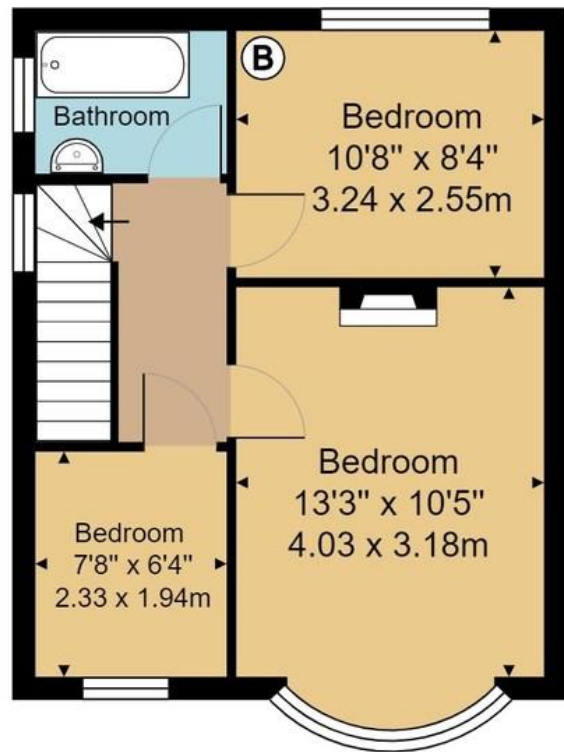
VIEWING:

By appointment Wood & Pilcher 01892 511311.





Ground Floor



First Floor

Approx. Gross Internal Area 752 ft² ... 69.9 m²

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