



WOOD & PILCHER



- Detached House
- Three Bedrooms
- Two Bathrooms
- Pretty Rear Garden
- No Chain
- Energy Efficiency Rating: TBC

Edward Street, Southborough

£370,000

woodandpilcher.co.uk



**68 Edward Street, Southborough, Tunbridge Wells,
TN4 0EB**

Being one of the only detached Victorian houses in this property we are delighted to offer it to the market with no onward chain. Comprising a good size living room with bay window to the front, spacious dining room to the rear with open fireplace and open to the kitchen which is modern and fitted with all the usual appliances. At the back of the kitchen is a shower room. Upstairs there are two double bedrooms with a study and further shower room. Externally there is a very pretty garden to the rear, sun room which is attached to the house but accessed externally. The house now requires some cosmetic updating but we would highly recommend an early internal viewing.

ENTRANCE HALL:

Double glazed entrance door to side, stairs to first floor.

LOUNGE:

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



DINING ROOM:

Double glazed window to rear, radiator, open fireplace with tiled surround and hearth, understairs cupboard, thermostat, open arch to kitchen.

KITCHEN:

Comprising a range of wall and floor cupboards and drawers with laminate worksurface over, gas hob and electric oven underneath, integrated fridge/ freezer, space and plumbing for washing machine, 1 1/2 sink unit with mixer tap and drainer, double glazed window to side, double glazed door to garden, door to shower room.

SHOWER ROOM:

Frosted double glazed window to side and rear, WC, basin set into vanity with drawers below, shower cubicle with thermostatic shower, radiator.

LANDING:

Access to loft via hatch.

BEDROOM:

Double glazed window to front, range of built in wardrobes, radiator.

BEDROOM:

Double glazed window to rear, built in cupboard, radiator.

BEDROOM/ STUDY:

Double glazed window to side, radiator.

SHOWER ROOM;

Frosted double glazed window to rear, WC, corner basin, shower cubicle with Triton electric shower and tiled walls, cupboard housing Potterton combination boiler.

SUN ROOM:

Attached to the property but accessed via a double glazed door externally. No power or heating.

OUTSIDE:

FRONT: Patio area with low level wall, set back from the road.

REAR: Laid to lawn with flower beds and border, shed, side access via gate, patio, outside tap.

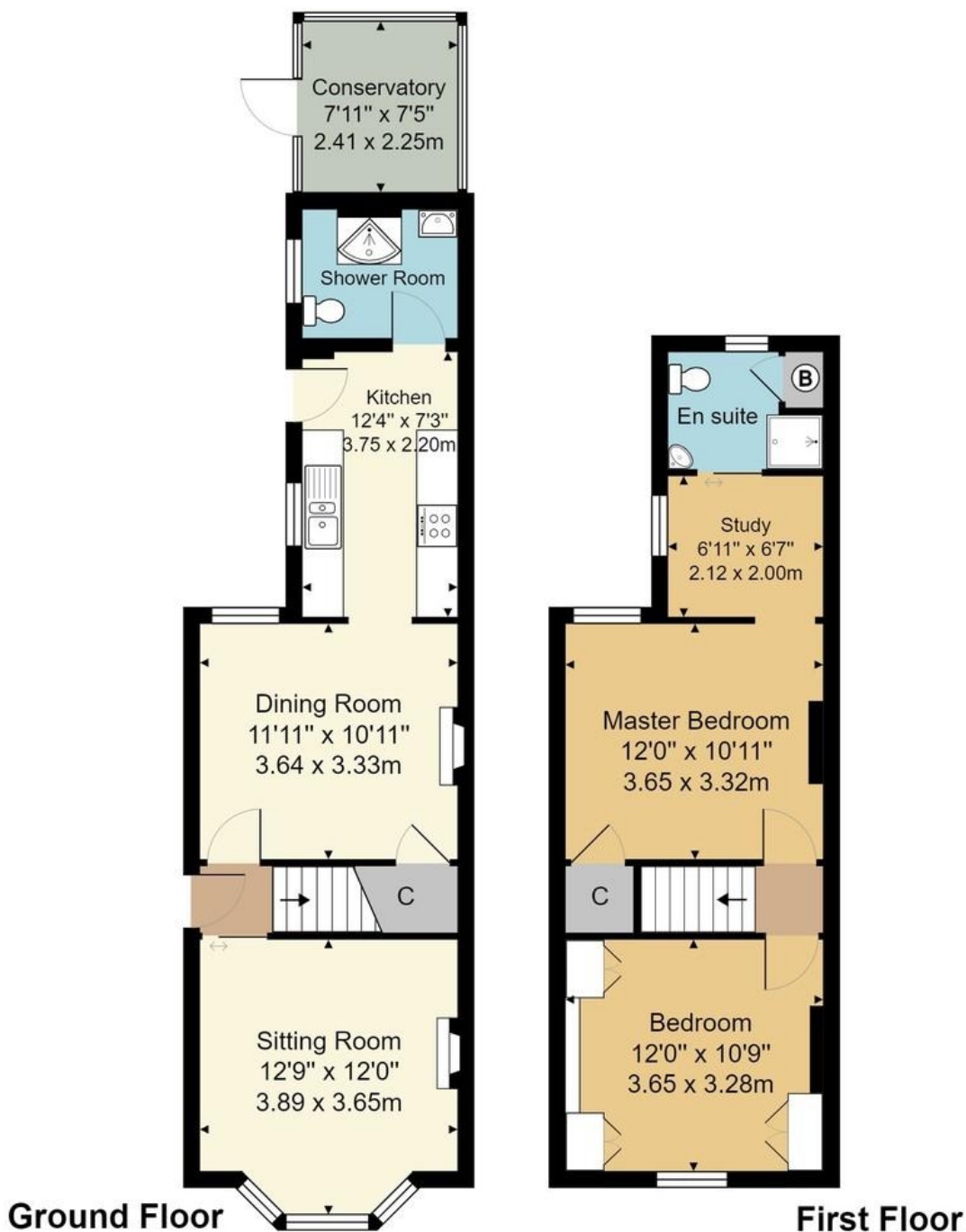
TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511311





Approx. Gross Internal Area 908 ft² ... 84.4 m²

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