



WOOD & PILCHER



- Three Bedrooms
- Semi Detached
- Garden
- Spacious Kitchen
- Close to Mainline Station
- Energy Efficiency Rating: D

Powder Mill Lane, Tunbridge Wells GUIDE PRICE £300,000 - £325,000

woodandpilcher.co.uk



144 Powder Mill Lane, Tunbridge Wells, TN4 9DU

GUIDE PRICE £300,000 - £325,000 Three bedroom Late Victorian semi detached family home with a deceptively spacious kitchen, garden and within walking distance of High Brooms Mainline Station.

Ideal first time purchase or buy to let investment, this traditional Late Victorian semi detached home sits behind a low brick wall enclosing a pretty front garden. The living room sits to the front of the property and the dining area to the rear. Leading from here is the deceptively spacious kitchen with an abundance of work top space and kitchen units. The modern bathroom is well presented and sits to the rear of the property. Upstairs are the three bedrooms, two of which are good sized doubles. Outside to the rear is the garden which is mainly laid to lawn and benefits from a large wooden shed with power. We highly recommend an early viewing to fully appreciate this lovely family home.



ENTRANCE HALL:

Frosted double glazed front door, stairs leading to first floor.

LIVING ROOM:

Double glazed window to front, radiator, feature fireplace with electric stove, shelves to either side of chimney breast.

DINING ROOM:

Double glazed window to rear, radiator, feature fireplace, under stairs storage cupboard.

KITCHEN:

Range of wall and floor cupboards and drawers, integrated electric double oven, gas hob, space for washing machine, space for dishwasher, space for fridge/freezer, one and a half sink with drainer and mixer tap, double glazed window to side, double glazed door to side, partly tiled walls, tiled floor.

BATHROOM:

Frosted double glazed window to rear, wash basin with mixer tap set within a vanity unit, mirrored wall hung cupboard, heated towel rail, bath with Aqualisa shower attachment, glass shower screen, fully tiled walls.

BEDROOM:

Double glazed window to front, radiator, fitted cupboards over bed space.

BEDROOM:

Double glazed window to rear, radiator, storage cupboard.

BEDROOM:

Double glazed window to side, radiator, cupboard housing boiler, airing cupboard,

OUTSIDE REAR:

Lawn area, patio space, large wooden shed with power.

TENURE:

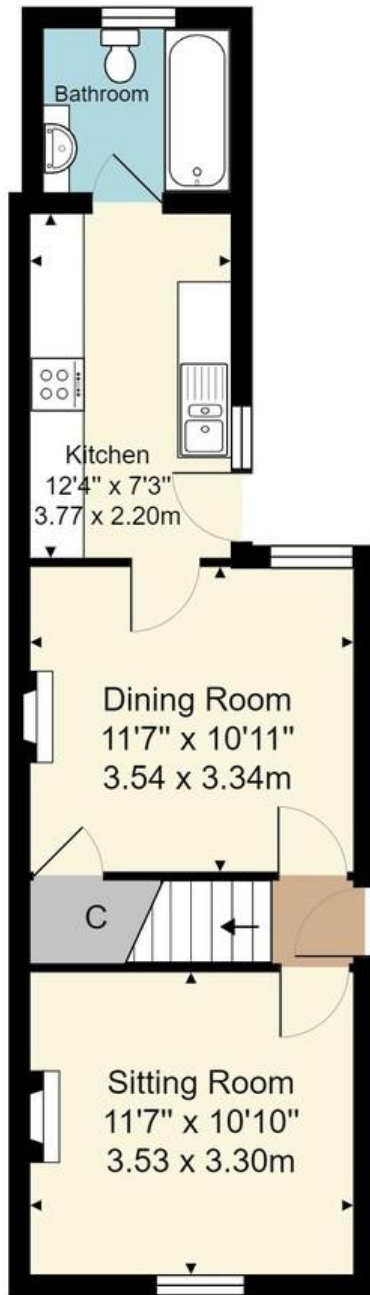
Freehold

VIEWING:

By appointment Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
82+	A		
81-81	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 819 sq. ft / 76.1 sq. m

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