

Ibbett Mosely



188 Powder Mill Lane, Tunbridge Wells, Kent, TN4 9DT

TO LET

£1,450



*...a name you can trust
offices in Kent and London*

188 Powder Mill Lane, Tunbridge Wells, Kent, TN4 9DT

A Well Modernised Semi-Detached Cottage Style House Built of brick and tiled roof in a Convenient Position Close to Local Shops and Transport a Short Walk to High Brooms Railway Station Tunbridge Wells is Approximately 2 Miles

- SITTING ROOM
- BATHROOM
- OPEN PLAN FRONT GARDEN
- SPACIOUS KITCHEN/BREAKFAST ROOM
- SEPARATE WC
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS ROOM
- ATTRACTIVE REAR GARDEN
- ON STREET PARKING

A Well Modernised Semi-Detached Cottage Style House Built of brick and tiled roof in a Convenient Position Close to Local Shops and Transport a Short Walk to High Brooms Railway Station Tunbridge Wells is Approximately 2 Miles

Ground Floor

Entrance Hall

with radiator, stairs to First Floor

Sitting Room approx 12'11" x approx 12'

with open fireplace in stone surround, stone hearth mantle, display alcove adjoining, storage units, below built-in cupboards and drawers, TV aerial point, telephone connection point, central heating thermostat, beamed walls and ceiling, door to.

Kitchen/Breakfast Room approx 14'10" x approx 9'10"

with extensive range of attractive wall and floor units, working surfaces, stainless steel sink unit with single draining board, plumbing for washing machine, plumbing for dishwasher, Gas cooker, extractor fan, radiator, spot lighting to ceiling, central heating timer, built-in cupboard with Gas and Electric meters, circuit breakers with high level storage, door to garden

First Floor

Landing

with trap to loft

Bedroom One approx 12'10" x approx 10'2"

with radiator, built in wardrobe cupboard, high level storage cupboard, further shelved cupboard, carpets

Bedroom Two approx 13'2" x approx 9'5"

with radiator, range of fitted wardrobes, carpet

Bathroom

fitted with panelled bath with shower rail and curtain, vanity unit with inset wash basin to match, radiator, tiled splashbacks, mirror panel

Separate W.C

with low level suite, radiator

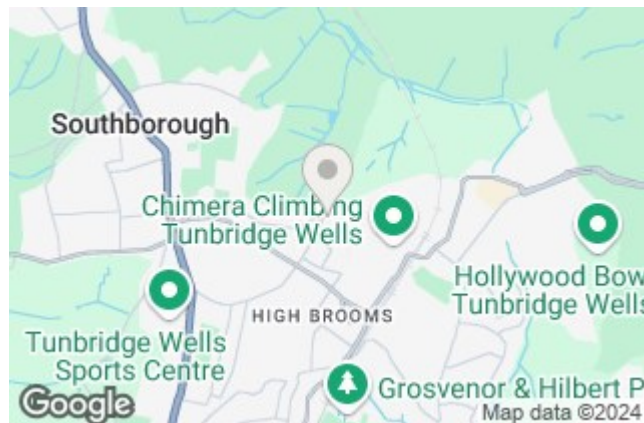
Outside

There is an area of garden to the front of the property, which is open planned, to the side is a paved area with an adjoining outside store containing the Gas central heating boiler

Rear garden steps lead to the rear garden, laid to lawn, borders, shrubs and small trees and a further paved area/gravelled area, outside lighting
Unrestricted parking available in the road

Directions for finding the property

from Tonbridge proceed in a Southernly direction towards Tunbridge Wells. At the major traffic lights in Southborough, by the public library, turn left into Yew Tree Road, then turn left at the crossroads into the Northern end of Powder Mill Lane. There is a Primary School on the left and just past this school, 188 will be found on the right hand side of the road



Offices at • BOROUGH GREEN • OTFORD • SEVENOAKS • SOUTHWARK
TONBRIDGE • WESTMINSTER • WESTERHAM • WEST MALLING

www.ibbettmosely.co.uk

Ibbett Mosely

Tonbridge 01732 351323

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessors, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item, (iii) no person in the employment of Ibbett Mosely, has any authority to make or give and representation of warranty whatsoever in relation to this property - ver 3.0

...a name you can trust
offices in Kent and London