



2 Bedroom End of Terrace House with Garden in the Heart of Tunbridge Wells

This two bedroom end of terrace house is a short walk to the town centre and Tunbridge Wells mainline station. There is a living room and separate dining room. The kitchen is well equipped with full height fridge freezer and washing machine. Upstairs there are two bedrooms and a modern family bathroom. Outside there is an enclosed back garden with lawn and patio areas. Double glazing throughout, gas central heating, EPC band C, council tax band C. Street permit parking. Available for long term let. Viewing highly recommended.





ACCOMMODATION

Living Room 11' 2" x 10' 6" (3.4m x 3.2m)

The living room has a low maintenance laminate floor, a TV point and a radiator. There is a double glazed window with a view to the front of the property.

Dining Room 11' 2" x 9' 6" (3.4m x 2.9m)

The dining room has a low maintenance laminate floor. An understairs cupboard provides useful storage. There is a radiator and a double glazed window that overlooks the rear garden.

Modern Kitchen 9' 10" x 6' 1" (3m x 1.85m)

The modern kitchen has a full height fridge freezer and washing machine. There is a stainless steel sink with mixer tap, a five ring gas hob and fan oven. There is a double glazed window that overlooks the side of the property, and a stable door style back door providing access to the rear garden.

Master Bedroom 11' 2" x 11' 1" (3.4m x 3.38m)

The master bedroom has a double glazed window that overlooks the front of the property and a radiator. There is a TV point and a USB power socket.

Bedroom 2 9' 10" x 7' 10" (3m x 2.4m)

The second bedroom has a fitted wardrobe cupboard. There is a double glazed window that overlooks the rear garden, and a radiator.

Modern Bathroom 11' 2" x 5' 11" (3.4m x 1.8m)

The modern bathroom has a P shaped bath with shower over. There is a WC, and a wall mounted basin with mixer tap. The room has laminate flooring, a frosted double glazed window and an extractor fan.

Rear Garden

The rear enclosed garden can be accessed from the kitchen back door, and from the side gate. It has an area of lawn and two patio areas, making it ideal for outside entertaining.

Location

The house sits in a quiet road in the centre of Tunbridge Wells. Royal Victoria Shopping Centre is a 3 minute walk away. Tunbridge Wells mainline station with it's train services to London and the South Coast is 0.6 miles away.

EPC & Council Tax

Energy Performance Certificate band C. Tunbridge Wells council tax band C, £2081.41 for 2025-26

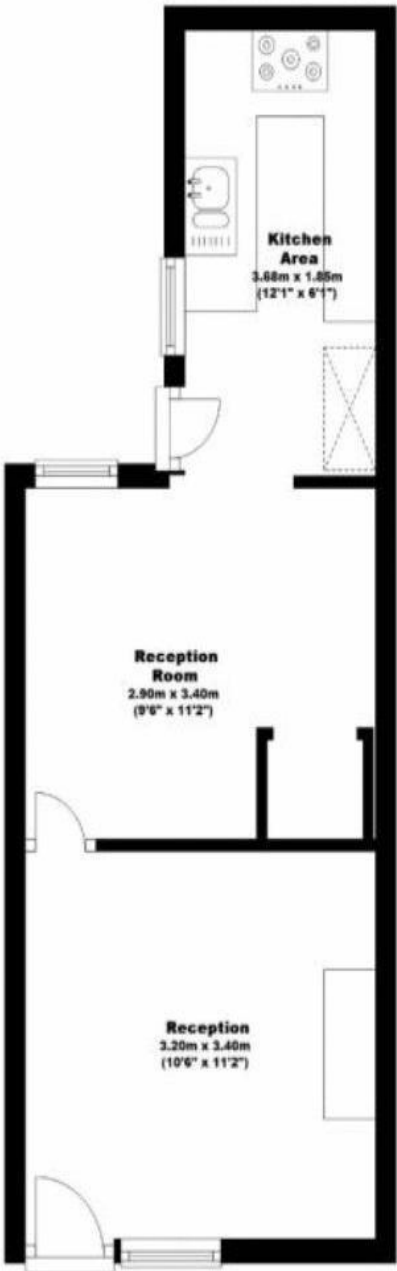




FLOOR PLAN

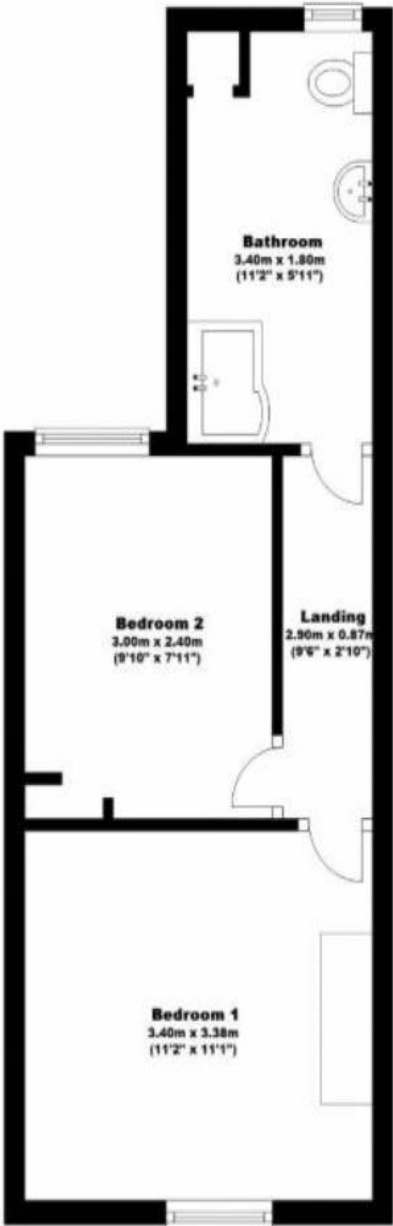
Ground Floor

Approx. 28.1 sq. metres (302.3 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 56.2 sq. metres (604.9 sq. feet)

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