



Baltic Road, Tonbridge, Kent, TN9 2LZ

Guide Price £285,000

When experience counts...

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Offered for sale is this two-bedroom mid terraced home situated on the south side of Tonbridge. The property comprises entrance porch, living room, dining room and kitchen with back door leading to the garden. Upstairs there are two bedrooms and a family bathroom. Outside there is a tiered garden which is mainly patioed and there is a shed to the rear. The property benefits from being within close proximity to Tonbridge mainline station and town centre which offers a range of local amenities, supermarkets, bars, cafés and restaurants. The property does require updating throughout and could be ideal for those wishing to put their own stamp on a new home.

Mid Terraced Property

Two Bedrooms

Living Room

Dining Room

Kitchen

Upstairs Family Bathroom

Rear Garden

South Tonbridge Location

In Need Of Updating

Throughout

Offered With No Onward Chain





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



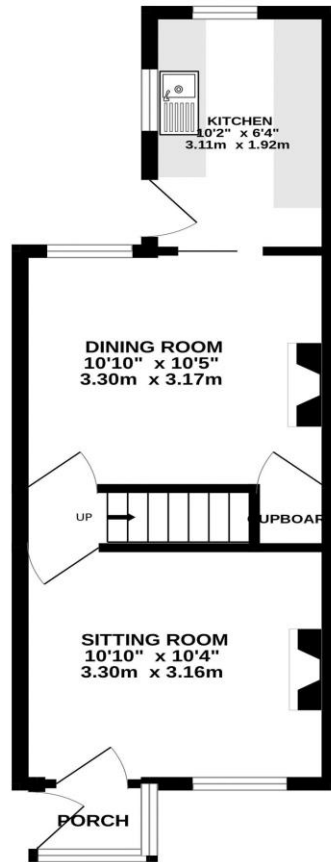
ADDITIONAL INFORMATION:

Council Tax Band C
Double Glazed Windows

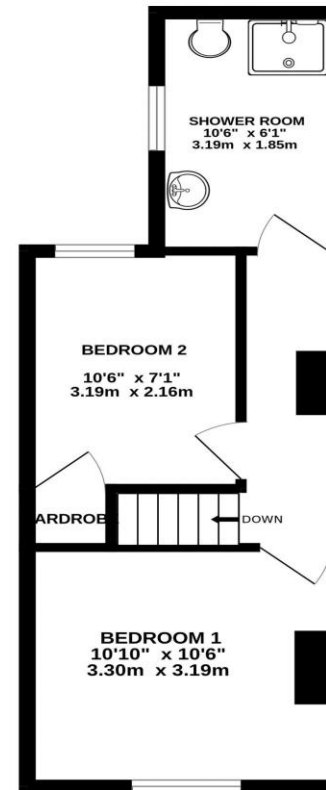
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



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BALTIC ROAD, TONBRIDGE

TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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