



Shipbourne Road, Tonbridge, Kent, TN10 3EP

Guide Price £425,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this well appointed terraced period cottage. Arranged over three floors and situated in the north of Tonbridge and close to local amenities and bus routes. Internally comprising entrance hall, sitting room, open plan kitchen / dining room and cloakroom WC. To the first floor there is a family bathroom and three bedrooms. To the second floor a further bedroom. Externally there is a small area to the front with path to front entrance door and to the rear there is an enclosed rear garden with a covered patio seating area. The remainder of the garden is laid to lawn, there is a large garden shed and two wooden gates giving access to a parking area. Viewings are strongly recommended.

Four Bedrooms

Period Terrace Family Home

Sitting Room

Open Plan Kitchen / Dining Room

Utility Room

Arranged Over Three Floors

First Floor Family Bathroom

Rear Garden

Close to Local Amenities

Viewing Highly Recommended





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).

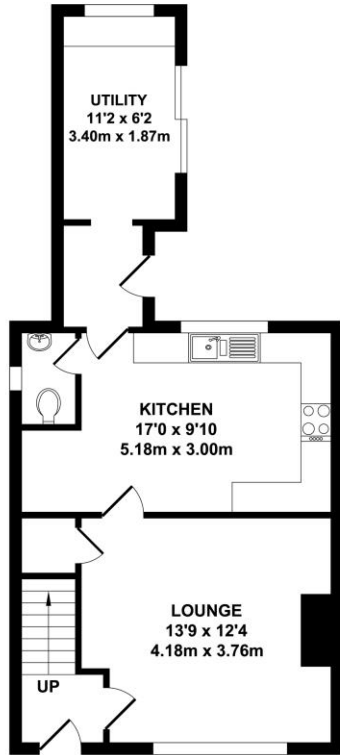
ADDITIONAL INFORMATION:

Council Tax Band C
Double Glazed Windows

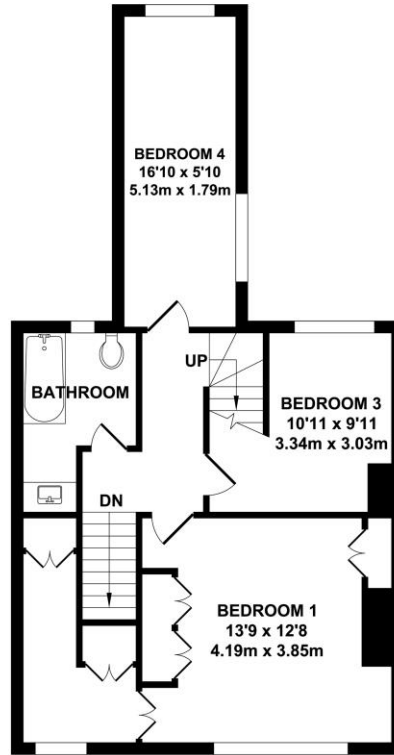
| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |



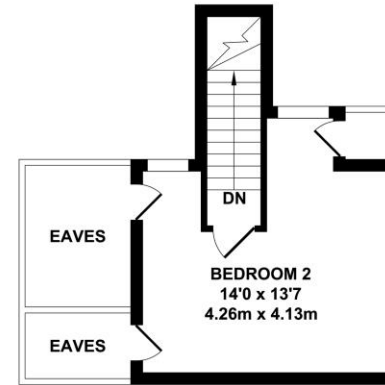
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GROUND FLOOR
APPROX. FLOOR AREA
478 SQ.FT.
(44.40 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
562 SQ.FT.
(52.20 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
180 SQ.FT.
(16.70 SQ.M.)

TOTAL APPROX. FLOOR AREA 1220 SQ.FT. (113.30 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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