



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Period Property
- 2 Bedrooms
- Further Loft Room
- Generous Entertaining Space
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: E

Nelson Road, Tunbridge Wells

£425,000

woodandpilcher.co.uk

43 Nelson Road, Tunbridge Wells, TN2 5AW

Located off of a private path running away from Nelson Road in the Hawkenbury part of Tunbridge Wells, a two bedroom period property with good room sizes, good areas of engineered oak floorboards, lower maintenance front and rear wrap around gardens and a further loft room. A glance at the attached floorplan will give a better indication as to the layout of the property but it currently enjoys a generous entrance porch and the aforementioned large lounge and kitchen/dining rooms with a further utility room to the rear of the kitchen. There are two good sized bedrooms to the first floor boasting cast iron fireplaces with one having stairs to the second floor and the aforementioned loft room. There is a family bathroom on the first floor.

Access is via a partially glazed, double glazed door with two inset opaque panels leading to:

ENTRANCE PORCH:

Of a good size with areas of engineered oak flooring, areas of fitted coat hooks, inset spotlights to the ceiling. Double glazed window to the side and further opaque double glazed panels to the front garden. Partially glazed door leading to:

LOUNGE:

Engineered oak floorboards, two radiators, various media points. Good space for lounge furniture and for entertaining. Feature cast iron fireplace with a polished stone hearth and areas of fitted shelving to one side of the chimney breast, areas of inset spotlights to the ceiling. Double glazed windows to the front and side.

KITCHEN:

Of a good size and with excellent space for a dining table and chairs. Fitted with a range of wall and base units and a complementary wood block surface. Inset Butler sink with mixer tap over. Integrated electric oven and inset four ring gas hob with tiled splashback and extractor hood over. Integrated fridge. Good areas of general storage. Feature tiled floor, radiator, wall mounted thermostatic control. Double glazed window to the garden with fitted blind. Stairs returning to the first floor.

REAR LOBBY/UTILITY SPACE:

Tiled floor, wall mounted towel radiator, wall mounted 'Worcester' boiler. Space for a washing machine, space for freestanding freezer. Double glazed window to the rear. Partially glazed double glazed door with inset opaque panel.

FIRST FLOOR LANDING:

Areas of exposed painted floorboards, double glazed window to the side, doors leading to:

BEDROOM:

Engineered wooden flooring, radiator. Inset cast iron fireplace. Fitted cupboard with areas of fitted shelving and coat hooks and further cupboard with areas of fitted shelving and coat hooks to either side of the chimney breast. Space for a large bed and associated bedroom furniture. Double glazed windows to the rear. Door with stairs leading up to:



LOFT ROOM:

Radiator, areas of sloping ceiling, doors leading to under eaves storage. Inset Velux window with fitted blind and double glazed window to the side.

BEDROOM:

Carpeted, radiator. Feature cast iron fireplace. Space for a double bed and associated bedroom furniture. Double glazed windows to the front.

BATHROOM:

Low level WC, panelled bath with taps over and single shower head attachment with fitted glass concertina shower screen. Feature tiled floor, part tiled walls, wall mounted mirror front cabinet, wall mounted radiator, wall mounted 'Dimplex' electric heater, inset LED spotlights to the ceiling, extractor fan. Opaque double glazed windows to the side.

OUTSIDE:

The property enjoys essentially low maintenance gardens to front and rear set to paving stones with areas of mature plantings and retaining fencing.

PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.

SITUATION:

Hawkenbury itself is a popular residential area on the south easterly side of Tunbridge Wells with good access both to its own private recreation ground as well as the highly regarded Dunorlan Park. There is ready access to the town centre, as indeed there is access to good areas of Wealden countryside to the south of Tunbridge Wells. The property enjoys an excellent mix of social, retail and educational facilities and is approximately 0.5 of a mile from both St. Peters Church of England Primary School and Claremont Primary School. There are multiple retailers at the Royal Victoria Centre and Calverley Road precinct, as well as the North Farm estate and host of independent retailers, restaurants and bars along Mount Pleasant, the old High Street, Chapel Place and the Pantiles. The town enjoys two theatres, a number of sports clubs and has a good number of highly regarded schools at primary, secondary, grammar and independent levels.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

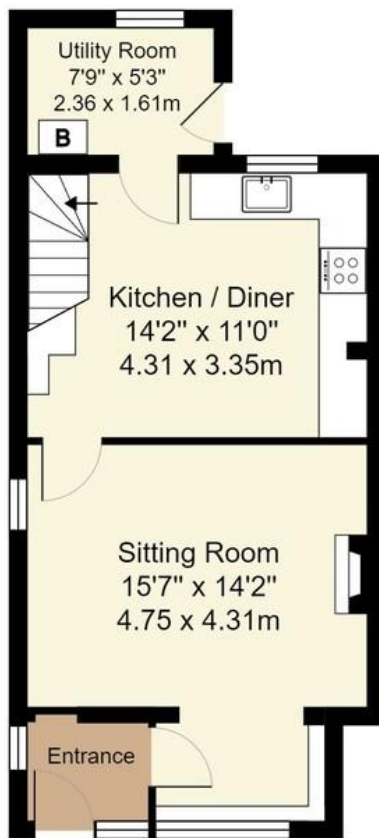
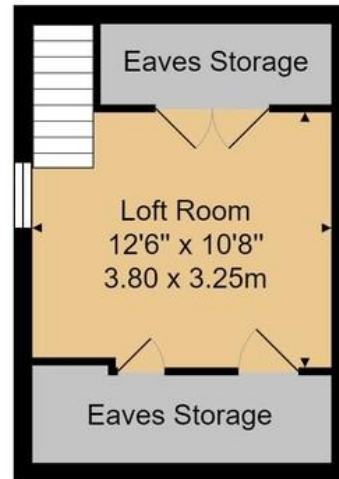
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



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



Approx. Gross Internal Area
873 sq. ft / 81.1 sq. m
(Excl. Eaves Storage)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

