



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom Mid Terrace
- No Onward Chain
- Modern Kitchen/Dining Room
- Good Sized Rear Garden
- Single Garage
- Energy Efficiency Rating: C

Shirley Grove, Tunbridge Wells

GUIDE £375,000 - £400,000

woodandpilcher.co.uk

13 Shirley Grove, Rusthall, Tunbridge Wells, TN4 8TL

This well presented spacious three bedroom property is located in the ever popular village of Rusthall within walking distance of the village centre with its wide range of local shops and amenities. The property itself enjoys flexible accommodation to include an entrance hallway and downstairs cloakroom, a modern kitchen and dining area, separate living room with patio door giving views and access to the rear garden. On the first floor the landing has a vaulted ceiling and there are three bedrooms and a family bathroom. The private rear garden has an area of lawn, paved patio and fencing to boundaries. It also has the advantage of a single garage close by. The property enjoys no onward chain thereby streamlining the buying process.

Entrance via sliding patio doors into:

PORCH:

Further fully glazed entrance door into:

HALLWAY:

Laminate flooring, radiator.

CLOAKROOM:

A low level WC, pedestal wash hand basin with tiled splashback. Built-in store cupboard housing electric consumer unit and meters, vinyl flooring, radiator, downlights. Window to front.

KITCHEN/DINING ROOM:

A spacious area with a modern range of wall, base and drawer units with complementary worktop. Inset one and a half bowl sink and drainer with mixer tap. Built-in double oven and inset five ring gas hob with extractor hood over. Built-in fridge/freezer. Spaces for washing machine and dishwasher. Part tiling to walls, laminate flooring, wall mounted gas central heating boiler, radiator, downlights. Open under stairs store area, stairs to first floor. Double glazed window to front.

SITTING ROOM:

A good size sitting room being very bright having the double glazed patio doors to the rear which overlook the rear garden, laminate flooring, radiator.

FIRST FLOOR LANDING:

Built-in store cupboard, high level vaulted ceiling, downlights.

MAIN BEDROOM:

A double bedroom with built-in double wardrobes, radiator, carpet. Double glazed window to rear.

BEDROOM 2:

A further double bedroom with built-in double wardrobes, radiator, carpet. Double glazed window to front.



BEDROOM 3:

Radiator, carpet. Double glazed window to front.

BATHROOM:

Fitted with a white suite and enjoying a vaulted ceiling with pedestal wash hand basin, panelled bath with shower over and glass shower screen, low level WC. Part tiling to walls, heated towel rail, vinyl flooring, downlights.

OUTSIDE REAR:

To the rear there is a good sized garden with an area of paved patio, fencing to boundaries, area of lawn, trees and shrubs to borders, wooden shed and storage unit.

OUTSIDE FRONT:

To the front there is a communal pathway to the entrance and an area of lawn.

GARAGE:

There is a single garage close to the property with up and over door.

SITUATION:

Located a couple of miles from central Tunbridge Wells, Rusthall village has a good mix of every day shops and services on its own High Street, as well as a primary school and good access to the attractive Rusthall Common nearby. Beyond this there are buses not only to Tunbridge Wells itself but also Centaur buses that offer a route between West Kent and central London. Nearby Tunbridge Wells has a fuller mix of social, retail and educational facilities to include a number of sports clubs and two theatres, a host of independent retailers, restaurants and bars principally located between the Pantiles and the top of Mount Pleasant with a further and wider range of multiple retailers both at the Royal Victoria Place and associated Calverley Road as well as the North Farm Retail Park a little further to the north.

TENURE:

Freehold

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

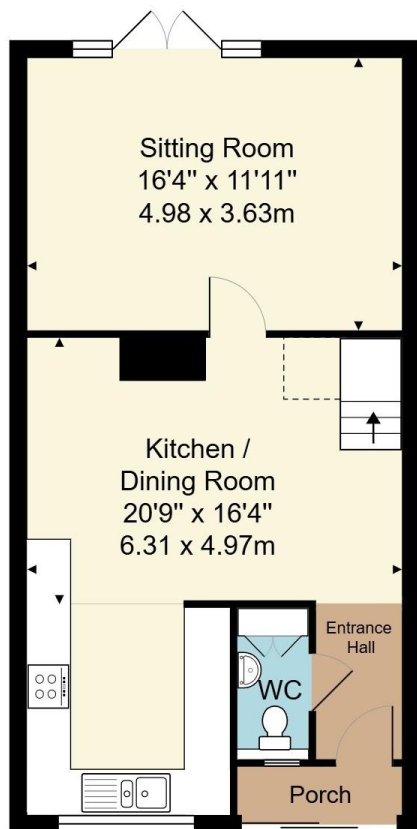
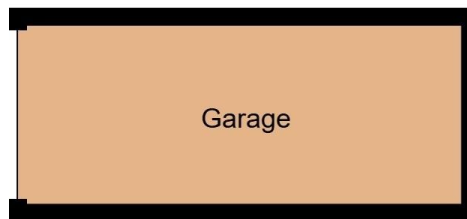
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

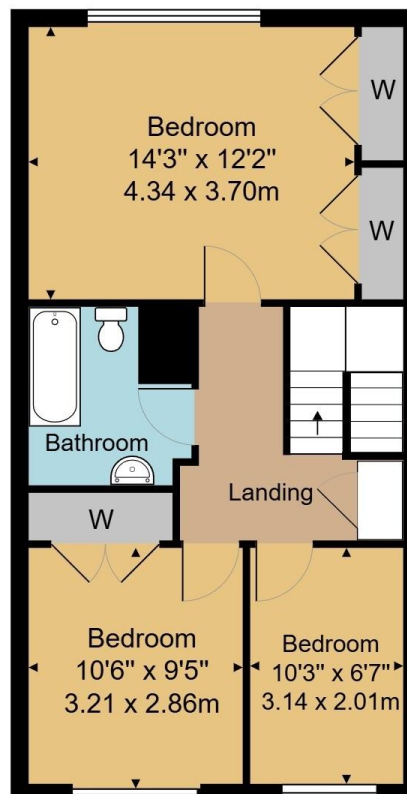
Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total Area: 1087 ft² ... 101.0 m² (excluding garage)

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.

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