



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Period Property
- Offered as Top of Chain
- Two Double Bedrooms
- Modernisation/Refurbishment Required
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: F

**Quarry Road, Tunbridge Wells**

**£325,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 18 Quarry Road, Tunbridge Wells, TN1 2EZ

Offered as top of chain and requiring modernisation and refurbishment in some areas, a two bedroom mid terraced Victorian property in the St. James quarter of Tunbridge Wells. As currently arranged the property has a lounge accessible directly from the street a further kitchen/breakfast room and a recently refurbished downstairs shower room. There are two good sized double bedrooms on the first floor and the property has a surprisingly large lower maintenance rear garden given its very central location. A glance at the attached photographs will give an indication as to the work required on the property but we consider it very fairly priced and would encourage all interested parties to make an immediate appointment to view to avoid disappointment.

Access is via a partially glazed double glazed door with two inset stained glass panels leading to:

### LOUNGE:

Good areas of wood effect flooring, good space for lounge furniture and for entertaining. Fitted electric fire in front of the original fireplace with a wooden mantle and surround and a shelf to one side of the original chimney breast. Electrical consumer unit and various meters. Double glazed window to the front. Door leading to:

### INNER LOBBY:

Wood effect flooring, stairs to the first floor, door leading to:

### KITCHEN/BREAKFAST ROOM:

Of a good size and with additional space for a small table and chairs. Good areas of wood effect vinyl flooring, part tiled walls. Wall mounted electric radiator, two understairs storage cupboards. Higher level fitted shelf to one side of the original chimney breast. Fitted with a range of wall and base units and a complementary work surface. Space for various white goods, further space for a freestanding fridge/freezer. Inset single bowl stainless steel sink with mixer tap over. Good general storage space. Double glazed window to the rear. A partially glazed door leads to:

### INNER LOBBY:

Quarry tiled floor, inset higher level Velux window, partially glazed double glazed door to the side with inset opaque panel. Door to a shallow cupboard with areas of fitted shelving. Further door leading to:

### DOWNSTAIRS SHOWER ROOM:

Walk-in shower cubicle with wall mounted 'Triton' electric shower and single head, low level WC, pedestal wash hand basin with tiled splashback. Quarry tiled floor, wall mounted mirror fronted cabinet, wall mounted 'Dimplex' heater, extractor fan. Higher level Velux window.

### FIRST FLOOR LANDING:

Carpeted, loft access hatch. Door leading to:

### BEDROOM:

A good sized double bedroom with space for a double bed and associated bedroom furniture. Carpeted, wall mounted electric heater, textured ceiling. Double glazed window to the front.



**BEDROOM:**

Space for a double bed and associated bedroom furniture. Carpeted, wall mounted electric heater. Door to an over stairs cupboard with areas of fitted coat rails and areas of shelving. Double glazed windows to the rear.

**OUTSIDE FRONT:**

A lower maintenance front garden set to herringbone paving with retaining wooden fencing and a wooden picket gate with space for bins and further external storage.

**OUTSIDE REAR:**

A low maintenance brick path to the side and immediate rear of the property with gates affording right of way at the rear and a door to an external storage unit (formerly WC) with five steps leading up to a higher level garden set principally to low maintenance paving with pebbled borders and wooden retaining fencing. This garden is set to a pleasingly high elevation to take advantage of sunny weather!

**PARKING:**

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

**SITUATION:**

The property is located on Quarry Road which runs beyond Camden Road in Tunbridge Wells town centre. To this end it has ready access not only to nearby Grosvenor & Hilbert Park and High Brooms railway station but also the town centre along the aforementioned colourful and popular Camden Road with its run of primarily independent retailers, restaurants and bars. The Royal Victoria place shopping centre and main line railway station are a little further distant with another run of further independent offerings being found between Mount Pleasant and the Pantiles. The town has a good number of highly regarded schools at all levels, two main line railway stations offering fast and frequent services to London termini and the South Coast as well as two theatres and a number of sports and social clubs.

**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](http://www.gov.uk)

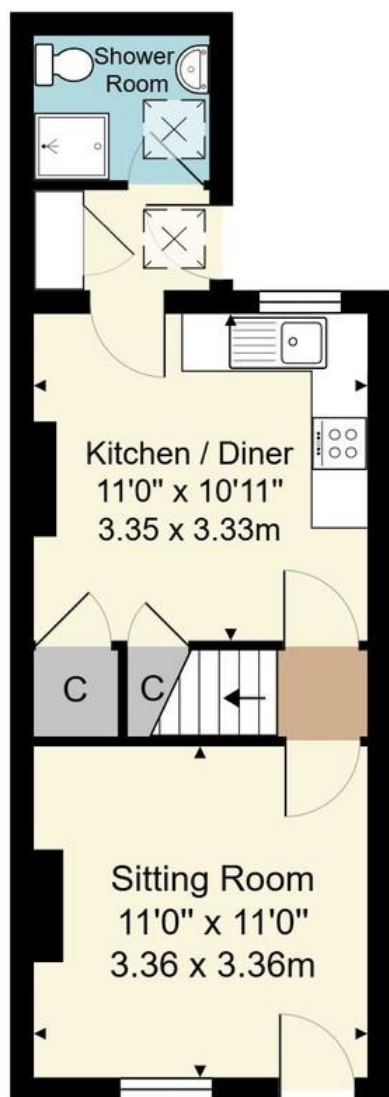
Services - Mains Water, Electricity & Drainage

Heating – Electric Heating

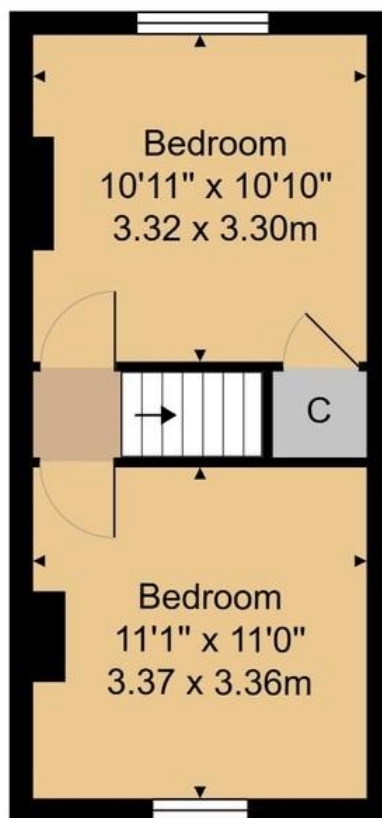
Rights and Easements - Right of way at rear







**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 613 sq. ft / 56.9 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 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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 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 31 F    |           |
| 1-20  | G             |         |           |

