



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Delightful Mid Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- No Onward Chain
- On Street Parking
- Energy Efficiency Rating: C

Culverden Down, Tunbridge Wells

£325,000

woodandpilcher.co.uk

6 Culverden Down, Tunbridge Wells, TN4 9SA

Located in the popular St. John's area of Tunbridge Wells is this delightful mid terrace home. It enjoys two reception rooms and a modern kitchen on the ground floor with two double bedrooms and a good sized bathroom on the first floor in addition to a spacious finished loft. There is a walled courtyard garden to the rear and with a variety of cafes, restaurants and shops being a short walk away there is a lot to enjoy in this popular setting.

Entrance via gate to entrance door in to:

SITTING ROOM:

A good sized sitting room with double glazed window to front with shutters, feature fireplace with brick hearth. Built in cupboard to side with shelving above, picture rail, radiator, exposed wooden floorboards.

DINING ROOM:

Double glazed window to rear, built-in store cupboard, two further understairs cupboards, exposed wooden floorboards, radiator.

KITCHEN:

Fitted with a modern range of wall, base and drawer units with complementary worktop. Space for washing machine. Inset ceramic sink with mixer tap. Built-in oven with gas hob over. Space for fridge/freezer. Part tiling to walls, tiled flooring, double glazed window to rear and side, stable side door.

FIRST FLOOR:

BEDROOM 1:

Double glazed window to front, built-in wardrobe, exposed wooden floorboards, radiator.

BEDROOM 2:

A further double bedroom with double glazed window to rear, wooden floorboards, radiator, access to finished loft.

BATHROOM:

A good size bathroom with panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, part tiling to walls. Double store cupboard housing wall mounted gas central heating boiler, plumbing for washing machine, downlights, laminate flooring.



LOFT:

The loft is finished with a Velux window and laminate flooring, insulated to roof, has power and light and is accessed via hatch and ladder.

OUTSIDE REAR:

There is an enclosed courtyard with fencing and walling to boundaries.

OUTSIDE FRONT:

There is a small wall with gate to entrance.

SITUATION:

The property is situated in a popular but peaceful central location in the St. Johns Quarter of Tunbridge Wells. It is well placed to take advantage of the local facilities which include two metro style supermarkets, a number of independent retailers and popular pubs/restaurants. Beyond this many of Tunbridge Wells most popular schools are within a modest walk. Tunbridge Wells itself is a little under a mile away and offers a far wider range of social, retail and educational facilities including a number of sports and social clubs, two theatres, a host of independent retailers principally between The Pantiles and Mount Pleasant with a further range of multiple retailers in the Royal Victoria Place and adjacent Calverley Park precinct. The town has two mainline railway stations both of which, again, are accessible from the property. Properties in this location have traditionally proved to be extremely popular and to this end we would encourage all interested parties to make an immediate appointment to view.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

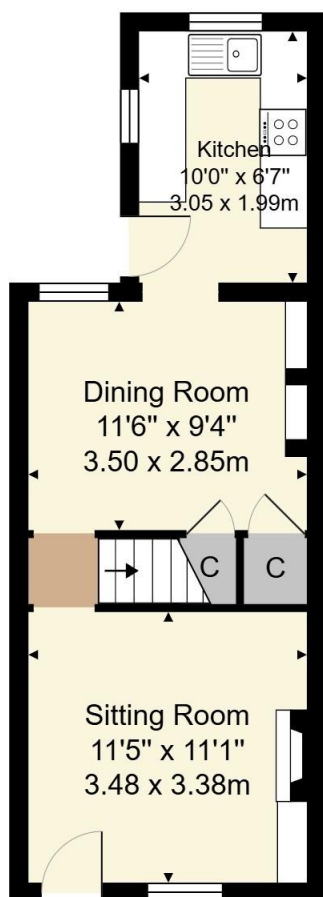
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

AGENTS NOTE:

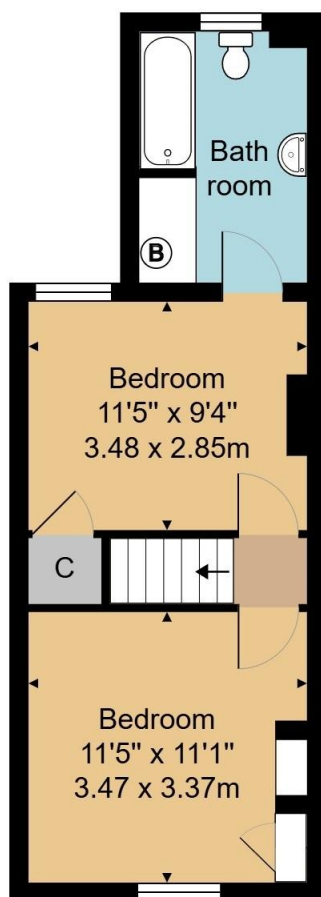
Please note although there are double yellow lines outside the property there is generous on street parking available in adjacent roads.



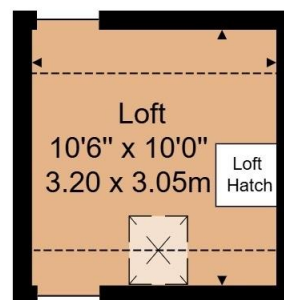
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

**Approx. Gross Internal Area 696 ft² ... 64.6 m²
(excluding loft)**

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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 Tunbridge Wells 01892 511211
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 Associate London Office 02070 791568

