



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Pretty 2 Bedroom Period Cottage
- Premier 'Village' Location
- Beautifully Presented Throughout
- Small Courtyard Garden
- On Street Parking
- Energy Efficiency Rating: C

Warwick Road, Tunbridge Wells

GUIDE £500,000 - £525,000

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4 Warwick Road, Tunbridge Wells, TN1 1YL

A rare opportunity to acquire an attractive and iconic terraced cottage in a pleasant, central location betwixt Tunbridge Wells Old High Street and The Grove park. The property has been significantly enhanced and improved by the existing vendors with a high standard of presentation throughout. The accommodation includes a sitting room with attractive fireplace, kitchen/dining room with a log burner and range of appliances. There is a bedroom, study and bathroom at first floor with the bathroom having an attractive white suite and stairs lead to the top floor bedroom converted from the loft space with Velux and dormer windows. Other features include gas central heating via radiators, a small enclosed courtyard style garden and the benefit of vacant possession with no forward chain. With the old 'Village' area of Tunbridge Wells being extremely sought after and in view of the way this particular property has been presented we would encourage interested applicants to view without delay.

The accommodation comprises. Panelled entrance door to:

SITTING ROOM:

Wood flooring, coved ceiling, double radiator, built-in corner TV cabinet, fitted shelving to alcove, power points. Attractive fireplace with cast iron grate. Window to front with fitted blind. Door leading to:

KITCHEN/DINING ROOM:

Wood flooring, radiator, coved ceiling, power points. Fireplace with log burner. Double glazed French doors giving access to the garden. Open aspect to: Kitchen Area: Fitted with a range of wall and base units with work surfaces over. Electric oven and gas hob with filter hood above. Stainless steel single drainer sink unit with mixer tap. Integrated dishwasher. Tiling adjacent to worktops. Wood flooring, ceiling downlights. Double glazed sliding doors to garden.

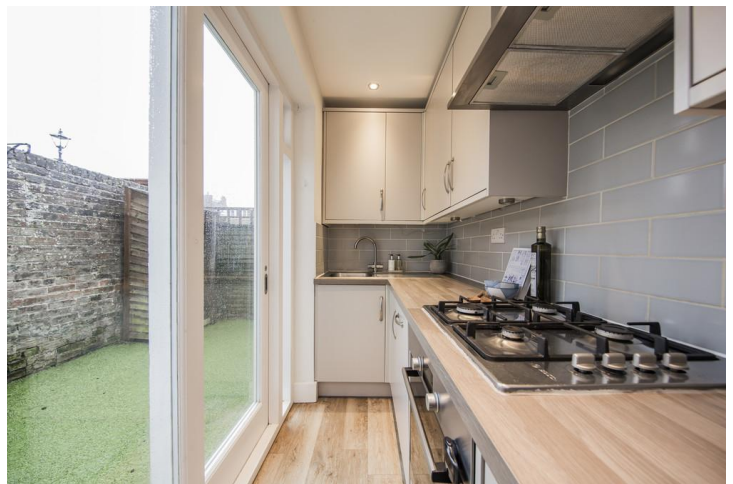
Stairs to FIRST FLOOR LANDING:
Ceiling downlights.

BEDROOM:

Single radiator, power points, coved ceiling with downlighting. Built-in wardrobes and cupboard to one wall. Fireplace with cast iron grate. Window to front with fitted blinds.

STUDY:

Window to rear, single radiator, power points.



BATHROOM:

White suite comprising of a corner low level WC, wall mounted wash hand basin with mixer tap, panelled bath with mixer tap and wall shower spray. 3/4 height tiling to walls, heated towel rail, radiator, shaver point, wall mirror, built-in storage cupboard, extractor fan. Window to rear.

Stairs from first floor landing to:

TOP FLOOR BEDROOM:

Velux and dormer windows, single radiator, power points. Access to eaves storage space.

OUTSIDE REAR:

A small courtyard style garden fitted with artificial grass, walled and fenced for privacy, rear gate, outside light and tap. Utility cupboard with space for washing machine and containing the wall mounted gas fired boiler.

OUTSIDE FRONT:

Pretty garden with numerous shrubs and plants and brick paved pathway to the property's entrance.

SITUATION:

The property is conveniently located within a short walk to the Old High Street, Chapel Place and historic Pantiles together with the nearby main line railway station. There is an excellent range of restaurants, pubs and bars along with some of the towns most attractive and popular parks. Tunbridge Wells has an excellent mix of social, retail, and educational facilities with further shopping available at the Royal Victoria Place centre and a highly regarded selection of 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

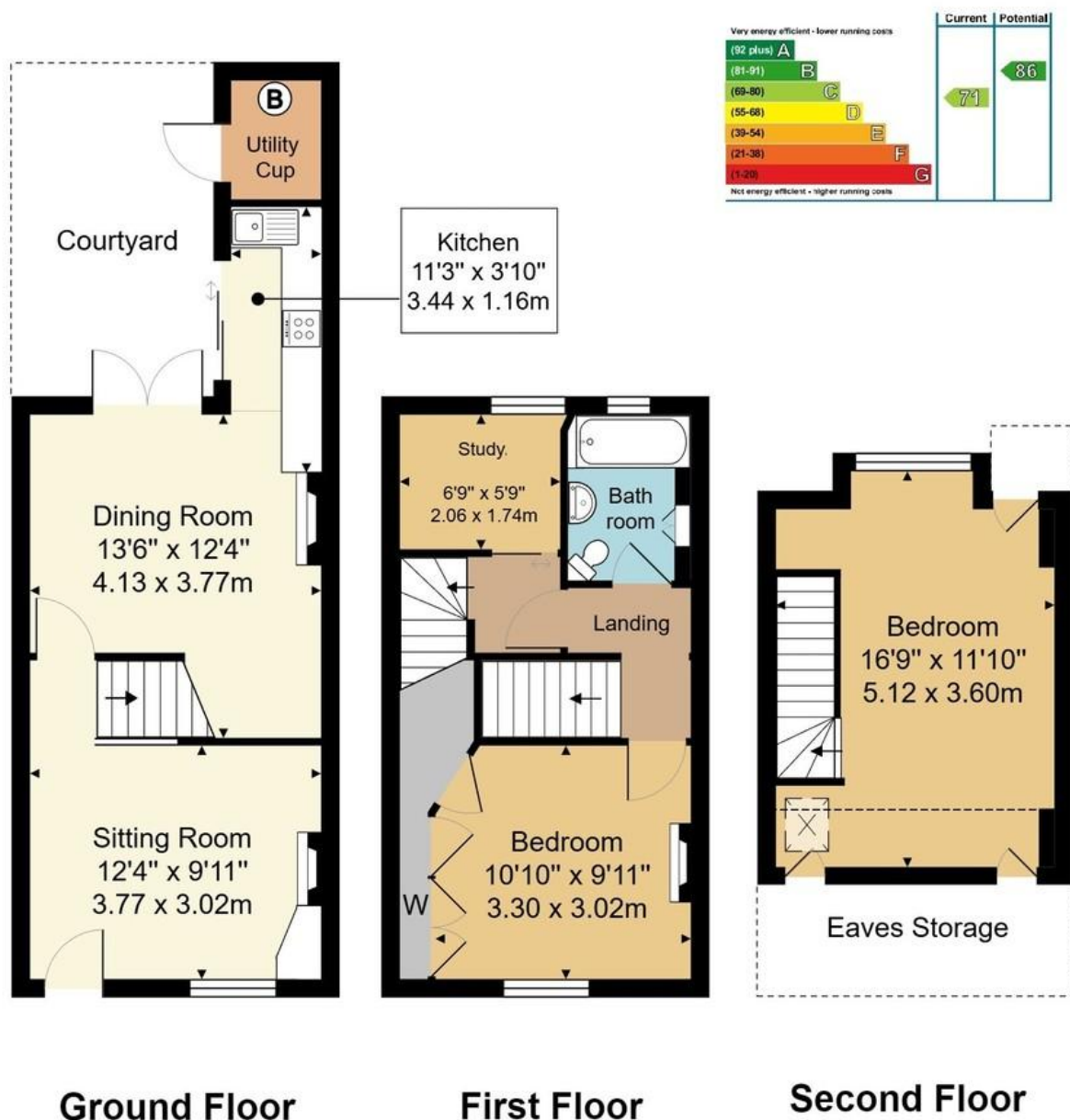
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Approx. Gross Internal Floor Area 835 sq. ft / 77.57 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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