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PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom Semi Detached
- Desirable St. Johns Area
- Potential for Refurbishment
- Southerly Facing Garden
- Garage En Bloc
- Energy Efficiency Rating: D

Thomas Street, Tunbridge Wells

GUIDE £450,000 - £475,000

woodandpilcher.co.uk

31 Thomas Street, Tunbridge Wells, TN4 9RN

An ideal property for someone looking for the ever popular St. Johns area of town and wanting a three bedroom family home with potential to add value. This semi detached property is in a quiet location within Thomas Street, being a short walk to the amenities and shopping of St. Johns area as well as offering access to the sought-after grammar schools. The property has a generous hallway, living room and a spacious open plan kitchen/dining area on the ground floor, with three bedrooms and family bathroom on the first floor. The rear garden is tiered with a good area of patio and enjoys a southerly aspect with gated rear access to a car parking area where the property has the benefit of a single garage.

To the front of the property there is a gated pathway down to the entrance door and double glazed entrance doorway with window to side into:

HALLWAY:

A spacious hallway with built-in understairs store cupboard housing wall mounted gas central heating boiler, meters and consumer unit, radiator, carpet.

SITTING ROOM:

A bright and comfortable sitting room with double glazed window to front. Feature fireplace, radiator, carpet.

KITCHEN/DINER:

An open plan kitchen/dining room with the kitchen enjoying a range of wall and base units with complementary worktop. Inset two bowl sink and drainer with mixer tap. A good sized built-in pantry. Spaces for oven and washing machine. Double glazed door to the side into side lobby area. The dining area enjoys a double glazed patio door to the rear with side windows.

FIRST FLOOR LANDING:

Double glazed window to side, carpet, loft access with drop down ladder. Built-in double airing cupboard housing the hot water tank with shelving above.

BEDROOM 1:

A good sized double bedroom, radiator, carpet. Double glazed window to rear.

BEDROOM 2:

A further generous double bedroom with double glazed window to front, radiator, carpet.

BEDROOM 3:

A single bedroom with double glazed window to rear, radiator, carpet.



FAMILY BATHROOM:

A suite comprising of pedestal wash hand basin, low level WC, panelled bath with 'Mira' shower over. Tiling to walls, carpet, radiator. Double glazed window to front.

OUTSIDE REAR:

To the rear there is access from the dining room with step down to paved patio area. Steps down to further tiers with fencing to boundaries, flower borders, greenhouse and gated rear access leading to garage en bloc.

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:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

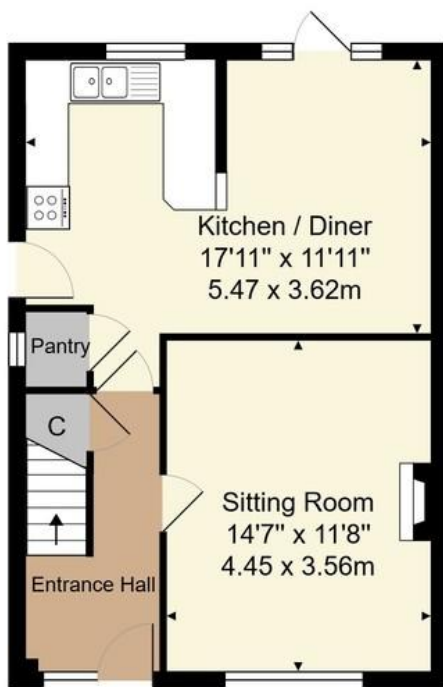
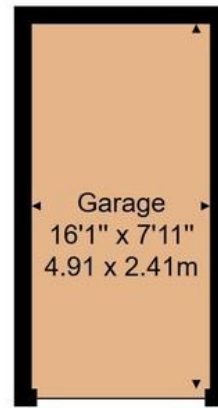
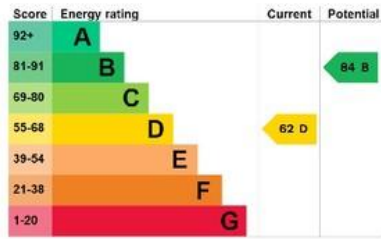
Mobile Phone Coverage search Ofcom checker

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

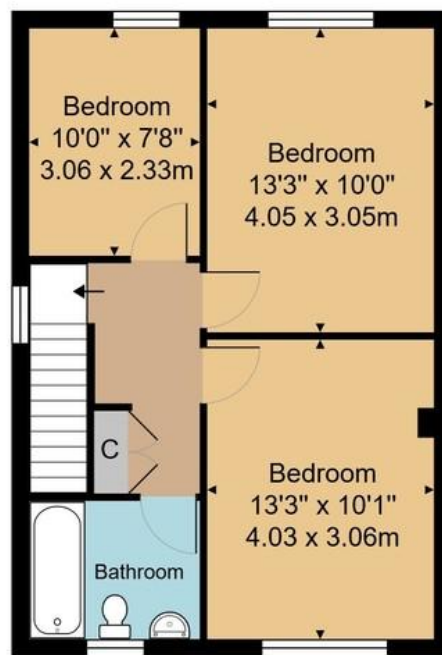
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Ground Floor



First Floor

House Approx. Gross Internal Area 967 sq. ft / 89.9 sq. m
Garage Approx. Internal Area 127 sq. ft / 11.8 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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