



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid-Terrace House
- Three Bedrooms
- Downstairs Shower Room
- Patio Gardens
- Permit Parking
- Energy Efficiency Rating: G

Norman Road, Tunbridge Wells

GUIDE £250,000 - £275,000

woodandpilcher.co.uk

42 Norman Road, Tunbridge Wells, TN1 2RT

Situated in the centre of Tunbridge Wells being close to local shops, transport links and amenities is this three bedroom mid-terrace Victorian home.

Offering well proportioned accommodation you walk directly into the living room and then through to the dining room at the back of the house where is an understairs cupboard. This is open to the kitchen which requires complete replacement.

At the very back of the house is a modern shower room comprising a WC, basin and walk in shower which is the only area of the house not requiring attention. Upstairs there are three good size bedrooms with each having a built-in cupboard and the third room housing the hot water tank.

Externally there is a private courtyard garden. The property would now require a full program of modernisation as there is no central heating in the house, original single glazed sash windows and only an immersion heater providing hot water but is being sold with the benefit of NO CHAIN.

Original wooden front door

SITTING ROOM:

Single glazed window to front, cupboard housing fuse box, original fireplace with tiled surround and hearth.

DINING ROOM:

Single glazed window to rear, understairs cupboard, picture rail.

KITCHEN:

Single glazed window to side, cooker point, sink unit with drainer, door to rear lobby.

REAR LOBBY:

Door to garden.

SHOWER ROOM:

Double glazed window to side, walk in shower with electric shower and tiled splashbacks, WC, basin with vanity cupboard below, heated towel rail, extractor.

LANDING:

Access to loft via hatch.

BEDROOM:

Single glazed window to front, built in cupboard.

BEDROOM:

Single glazed window to rear, built in cupboard.



BEDROOM:

Single glazed window to rear, cupboard housing immersion heater.

OUTSIDE FRONT:

Wrought iron gate with tiled path to front door.

OUTSIDE REAR:

Patio garden

PERMIT 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:

Norman Road is an attractive and popular central Tunbridge Wells address with a good number of terraced and semi detached period properties. Whilst a pleasant neighbourhood in itself, it offers immediate access to nearby Camden Road with its great range of independent retailers, restaurants and bars and good foot access to the nearby Royal Victoria Place and associated Calverley Road - which enjoy a host of multiple retailers. The Railway Station, the Old High Street, Mount Pleasant, The Pantiles and Chapel Place are also within a mile walk offering a far wider range of independent retailers, restaurants and bars. Tunbridge Wells itself has a good number of sports, social and educational facilities including two theatres and a range of high regarded schools at primary, secondary, independent and grammar levels, many of which are accessible from the property. The town has two mainline railway stations each of which offer fast and frequent services to both London termini and the South Coast.

TENURE:

Freehold.

COUNCIL TAX BAND:

C

VIEWING:

By appointment Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

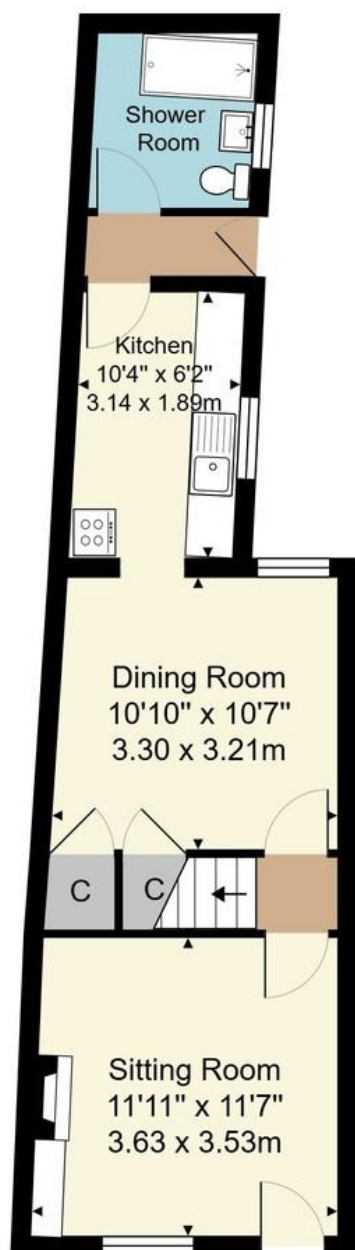
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

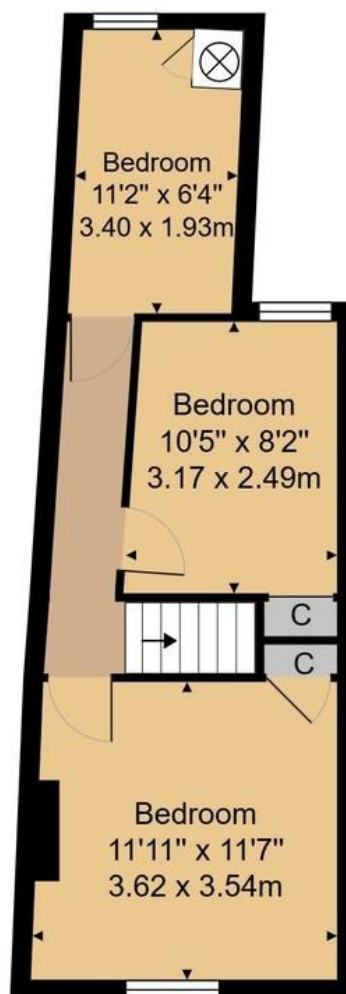
Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F		
1-20	G	20 G	



Ground Floor



First Floor

Approx. Gross Internal Area 786 ft² ... 73.1 m²

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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

