



45 Dowgate Close, Tonbridge, Kent, TN9 2EJ

Offers in Excess of £485,000

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully Presented 3 Bedroom Semi Detached Family Home * Popular Residential Area * Family Bathroom & Ground Floor Shower Room * Driveway & Garage * Two Reception Rooms * EPC Rating D ***

Waghorn & Company are delighted to offer to the market this beautifully presented 3 bedroom semi-detached family home located in a popular residential Road close to local Schools & Transport Links. The property offers spacious accommodation with the added benefits of ground floor shower room, utility room, garage and kitchen/diner. An early viewing is highly recommended.

Entrance

Access is via a canopied entrance with door leading to entrance porch.

Entrance Porch 10' 7" x 6' 5" (3.22m x 1.95m)

Dual aspect double glazed windows to both sides and front, built in storage and show cupboard, inset spot lights, door to entrance hall, parquet flooring and radiator.

Entrance Hall

Doors leading to lounge, kitchen/diner & utility room, stairs to first floor landing, built in storage cupboard and radiator.

Lounge

Double glazed window to side, feature fireplace, radiator, inset spot lights and under stairs storage cupboard.

Kitchen/Diner

Dining Area: Double glazed window to side, space for American style fridge freezer, inset spot lights, work top with cupboards under and radiator. Kitchen Area: Dual aspect double glazed windows to both rear and side, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, integrated dish washer, inset four ring halogen hob with extractor hood over and electric oven under, inset spot lights and door to rear garden.

Utility Room 7' 9" x 4' 8" (2.36m x 1.42m)

Stainless steel sink set within worktop with cupboards under, inset spot lights, space and plumbing for washing machine and door to shower room.

Shower Room 5' 0" x 5' 9" (1.52m x 1.75m)

Double glazed window to rear, shower cubicle, low level w/c, ceramic wall tiling, tiled flooring, inset spot lights, extractor fan and heated chrome towel rail.

First Floor Landing

Doors to bedrooms & family bathroom, access to loft and inset spot lights.

Bedroom One

Double glazed window to front, a selection of built in wardrobes, inset spot lights and radiator.

Bedroom Two 7' 10" x 8' 10" (2.39m x 2.69m)

Double glazed window to rear and radiator.

Bedroom Three

Double glazed window to rear and radiator.





Family Bathroom 6' 5" x 10' 7" (1.95m x 3.22m)

Double glazed window to side, pea shaped bath with curved shower screen and electric power shower over, ceramic wall tiling, inset spot lights, access to loft, extractor fan, low level w/c with concealed cistern, hand wash basin set within vanity unit and heated chrome towel rail.

Rear Garden

To the rear of the property is a block paved patio area with the remainder of the garden being mainly laid to law with side flowered borders housing an array of established shrubs, plants and bushes, side pedestrian access, timber shed, outside water tap and power.

Garage

Up and over door to front, door to rear garden, power and lighting.

05/07/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
45, Dowgate Close TONBRIDGE TN9 2EJ	Energy rating D	Valid until 14 June 2025 Certificate number: 8305-6853-3629-3897-5653

Property type	Semi-detached house
Total floor area	99 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8305-6853-3629-3897-5653?print=true>

1/5

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

