



2 Stafford Road, Tonbridge, Kent, TN9 1HT

£315,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Two Bedroom Period Property \* Convenient Central Location \* No Forward Chain \*  
Upstairs Bathroom \* 2 Reception Rooms \* EPC Rating D / Council Tax Band C - £1,999.53  
P.A. \***

Waghorn & Company are delighted to offer to the market this charming, 2 double bedroom Victorian cottage located in the favoured Slade conservation area just minutes from the popular Primary School & Tonbridge Mainline Railway Station. The property offers good sized accommodation throughout with the added benefit of scope for further improvement STPP. An early viewing is highly recommended.

**Entrance**

Access is via a part glazed entrance door leading to sitting room.

**Sitting Room** 11' 8" x 12' 2" (3.55m x 3.71m)

Double glazed window to front, feature fireplace with marble hearth, door to dining room, built in storage cupboard housing meters and radiator.

**Dining Room** 11' 6" x 12' 2" (3.50m x 3.71m)

Double glazed window to rear, stairs to first floor landing, door to kitchen and radiator.

**Kitchen** 5' 9" x 9' 11" (1.75m x 3.02m)

Double glazed windows to rear and side, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, space for electric cooker and fridge freezer, space and plumbing for washing machine, part glazed door to rear garden and radiator.

**First Floor Landing**

Doors to bedrooms.

**Bedroom One** 11' 5" x 12' 2" (3.48m x 3.71m)

Double glazed window to front, feature fireplace and radiator.

**Bedroom Two** 11' 6" x 9' 5" (3.50m x 2.87m)

Double glazed window to rear, feature fireplace, airing cupboard, door to bathroom and radiator.

**Bathroom** 9' 6" x 5' 8" (2.89m x 1.73m)

Double glazed frosted window to side, panelled bath with shower over, pedestal hand wash basin, low level w/c, ceramic wall tiling and radiator.

**Rear Garden**

To the rear of the property is a hard standing patio area with the remainder of the garden being laid to shingle with flowered border.

**Tenure**

Freehold





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

| Energy performance certificate (EPC)    |                           |   |
|---|---------------------------|---|
| 2 Stafford Road<br>TONBRIDGE<br>TN9 1HT | Energy rating<br><b>D</b> | Valid until: 23 November 2033<br>Certificate number: 2170-8719-8070-3190-2621 |

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 64 square metres  |

#### Rules on letting this property

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

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 rating and score

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

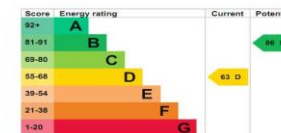
[See how to improve this property's energy efficiency.](#)

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/2170-8719-8070-3190-2621?print=true>

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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

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