



38 Baltic Road, Tonbridge, Kent, TN9 2LZ

£325,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Double Bedrooms * Lounge & Separate Dining Room * Summer House * Views Over Tonbridge * First Floor Bathroom * EPC Rating D / Council Tax Band C - £1,999.53 P.A. ***

Waghorn & Company are delighted to offer to the market this charming, 2 bedroom period home, conveniently located for the High Street, favourable local Schools & transport links. The property offers deceptively spacious accommodation throughout with the added benefits of a multi use summer house, scope for further improvement STPP and views over Tonbridge. An early viewing is highly recommended.

Entrance

Access is via a part glazed entrance door leading to entrance porch.

Entrance Porch

Inset spotlight, tiled flooring and door leading to sitting room.

Lounge 10' 9" x 11' 3" (3.27m x 3.43m)

Double glazed window to front, archway to inner hall, feature fireplace, built in storage within chimney recesses and radiator.

Inner Hall

Stairs to first floor landing and archway to dining area.

Dining area 10' 9" x 9' 6" (3.27m x 2.89m)

Double glazed window to the rear, understairs storage cupboard, doorway to kitchen and radiator.

Kitchen 10' 2" x 6' 5" (3.10m x 1.95m)

Double glazed windows to both rear and side, part glazed door to rear garden, sink set within worktop with cupboard under and a further range of matching base and wall units, wall mounted gas boiler, space and plumbing for washing machine, space for free standing fridge freezer, inset four ring electric hob with extractor hood over and oven under, ceramic wall tiling and radiator.

First Floor Landing

Doors to bedrooms and family bathroom.

Bedroom 1 14' 2" x 11' 3" (4.31m x 3.43m)

Double glazed window to front with views over Tonbridge, over stairs storage cupboard, two wall light points and radiator.

Bedroom 2 11' 1" x 9' 7" (3.38m x 2.92m)

Double glazed window to rear, over stairs storage cupboard and radiator.

Bathroom 10' 3" x 6' 7" (3.12m x 2.01m)

Double glazed frosted window to side, panelled bath, hand wash basin set within vanity unit, shower cubicle with electric shower, low level W/C, ceramic wall tiling, extractor fan and radiator.

Rear Garden





The rear garden is on a raised split level and is mainly laid to gravel patio area with flowered borders housing an array of shrubs and bushes with path leading to an additional raised decked patio area which houses a summer house outside water tap and right of way access.

Summer House 12' 4" x 9' 1" (3.76m x 2.77m)
Window to side, double doors to front, space for tumble dryer, power and lighting.

Tenure
Freehold

30/07/2024, 09:59 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
38 Blatic Road TONBRIDGE TN9 2LZ	Energy rating D	Valid until: 29 July 2034
		Certificate number: 2160-9813-6040-4103-5621
Property type	Mid-terrace house	
Total floor area	69 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>).

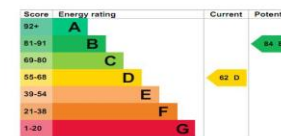
Energy rating and score

This property's 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:

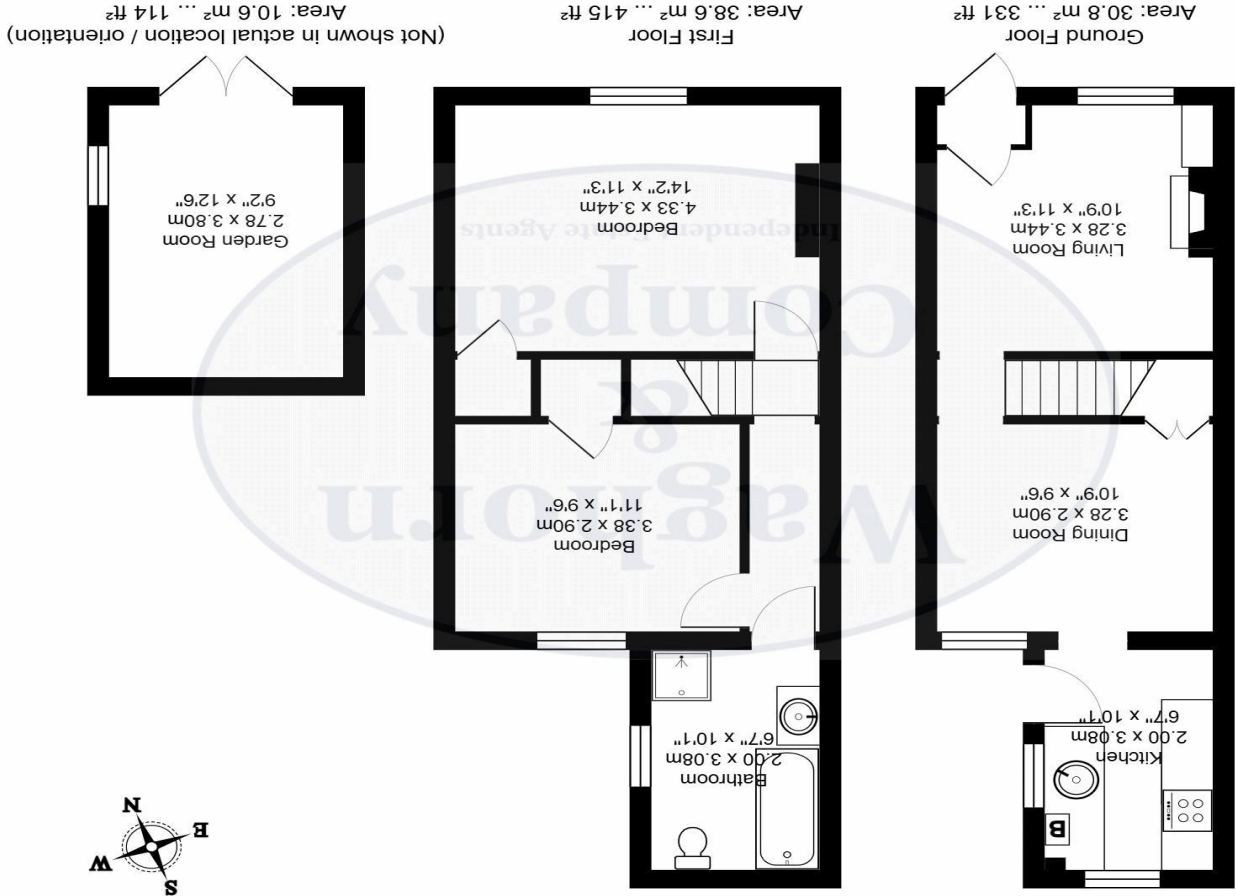
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/2160-9813-6040-4103-5621?print=true>

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All measurements are approximate and for display purposes only.

Total Area: 79.9 m² ... 860 ft²

First Floor
Area: 38.6 m² ... 415 ft²

Ground Floor
Area: 30.8 m² ... 331 ft²

(Not shown in actual location / orientation)
Area: 10.6 m² ... 114 ft²

Details No. 1 TW/JW

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.
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