



86 Lavender Hill, Tonbridge, Kent, TN9 2AX

£365,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Terrace * Detached Garage & Parking * No Forward Chain * Large Rear Garden * First Floor Bathroom * EPC Rating C / Council Tax Band C - £1,999.53 P.A. ***

Waghorn & Company are delighted to offer to the market this charming, 2 bedroom period property, conveniently located for Tonbridge High Street & transport links. The property offers good sized accommodation with the added benefits of a detached garage, parking, first floor bathroom, 120ft approx. garden, scope for further development STPP and no forward chain. An early viewing is highly recommended.

Entrance

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

Entrance Porch

Double glazed window to side, inset spot light and part glazed door to sitting room.

Sitting Room 10' 11" x 11' 8" (3.32m x 3.55m)

Double glazed window to front, door to dining room, inset spot lights and radiator.

Dining Room 11' 0" x 8' 9" (3.35m x 2.66m)

Double glazed window to rear, stairs to first floor landing with under stairs storage cupboard, cupboards set within chimney breast recess, doorway to dining room, inset spot lights and radiator.

Kitchen 9' 10" x 7' 2" (2.99m x 2.18m)

Double glazed window to side, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units with under unit lighting, space and plumbing for washing machine, integrated fridge freezer, inset 4 ring halogen hob with extractor hood over and electric oven under, ceramic wall tiling, tiled flooring, inset spot lights, extractor fan and part glazed door to rear garden.

First Floor Landing

Doors to bedrooms and family bathroom, inset spot lights, access to loft and airing cupboard housing gas boiler.

Bedroom One 11' 7" x 10' 11" (3.53m x 3.32m)

Double glazed window to front, inset spot lights and radiator.

Bedroom Two 5' 8" x 11' 0" (1.73m x 3.35m)

Double glazed window to rear, share light windows to side, inset spot lights and radiator.

Bathroom 9' 10" x 7' 4" (2.99m x 2.23m)

Double glazed frosted window to rear, panelled bath with mixer taps, ceramic wall tiling, low level w/c, shower cubicle, pedestal hand wash basin with fitted wall mirror over, inset spot lights, 3 extractor fans and radiator.

Rear Garden

To the rear of the property is a hard standing and paved patio area with the remainder of the garden being mainly laid to lawn with path leading to rear providing rear pedestrian access to the detached garage and parking space. The agent notes that there is also right of way access to the rear of the property.





Garage

Metal up and over door to front, window and door to rear.

Tenure

Freehold



Energy performance certificate (EPC)		
88 Lavender Hill TONBRIDGE TN9 2AX	Energy rating C	Valid until: 17 October 2034
		Certificate number: 0620-9107-0141-6094-1413
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>).

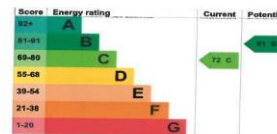
Energy rating and score

This property's energy rating is C. 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

01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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

