



43a Dowgate Close, Tonbridge, Kent, TN9 2EH

Offers in Excess of £425,000

**Waghorn
&
Company**

Independent Estate Agents

*** Semi Detached * Off Road Parking and Garage * Good Size Rear Garden * Separate Sitting Room and Dining Room * No Forward Chain * EPC Rating: D / Council Tax Band D £2,356.17***

Waghorn and Company are delighted to offer to the market this semi detached family home, located in the popular Dowgate Close with convenient access to the A21 motorway network, Tonbridge Town Centre, Main Line Station and favoured local schools. The property offered good size family accommodation with scope for further improvement (STPP) and is being sold with no onward chain. An early viewing is highly recommended.

Front Garden

Access to the property is via long hard standing driveway with parking for several vehicles leading to the side of the property with covered car port and access to garage, with the remainder of the garden in mainly laid to lawn.

Entrance

Access is via a double glazed front entrance door leading to entrance hall.

Entrance Hall

Doors to sitting room, kitchen, built in cupboard housing gas and electricity meters, wood laminate flooring and radiator.

Sitting Room 14' 0" x 11' 0" (4.26m x 3.35m)

Double glazed window to front, door to inner hall, picture rails, wood laminate flooring and radiator.

Kitchen 14' 0" x 7' 3" (4.26m x 2.21m)

one and a half bowl sink and drainer with cupboard under and a further range of matching base and wall units, space and plumbing for washing machine, space for American style fridge/freezer, inset electric hob with electric oven under and extractor hood over, splash back tiling, doorway through to dining room, wood laminate flooring, door leading to inner hall and radiator.

Dining Room 11' 11" x 0' 0" (3.63m x 0.00m)

Wood laminate flooring, double glazed French doors leading to rear garden with two matching side windows, inset spotlights and radiator.

Conservatory

Double glazed windows to side and rear, double glazed door to side, wood flooring and wall mounted electric heater

First Floor Landing

Double glazed frosted window to side, doors to bedrooms and bathroom, storage cupboard and radiator.

Bedroom 1 14' 3" x 8' 0" (4.34m x 2.44m)

Double glazed window to front, built in cupboard and radiator.

Bedroom 2 9' 0" x 8' 10" (2.74m x 2.69m)

Double glazed window to rear and wall mounted electric radiator.

Nursery / Study 10' 9" x 4' 4" (3.27m x 1.32m)

Double glazed window to rear and radiator.





Bathroom 5' 0" x 6' 7" (1.52m x 2.01m)

Double glazed window to side, panelled bath with rainfall shower over, hand wash basin with cupboard under, low level W/C with concealed cistern, inset spotlights, extractor fan, airing cupboard housing hot water cylinder and slatted shelving and chrome heated towel rail.

Rear Garden

To the rear of the property is a slabbed patio area with the remainder of the garden being mainly laid to lawn, door to garage and side pedestrian access, timber shed and timber summer house, access to garage and outside water tap.

Summer House

access via double doors with window to front, power and lighting and timber decking to front, in need to some modernisation.

Garage 16' 0" x 8' 11" (4.87m x 2.72m)

power and lighting, selection of built in cupboards, up and over door to front.

Tenure

Freehold

Energy performance certificate (EPC)

43a Downgate Close
TONBRIDGE
TN9 2EH

Energy rating
D

Valid until:
29 January 2035

Certificate number:
0712-0135-7002-0129-6106

Property type
Semi-detached house

Total floor area
79 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

01732 808542

sales@waghornandcompany.co.uk

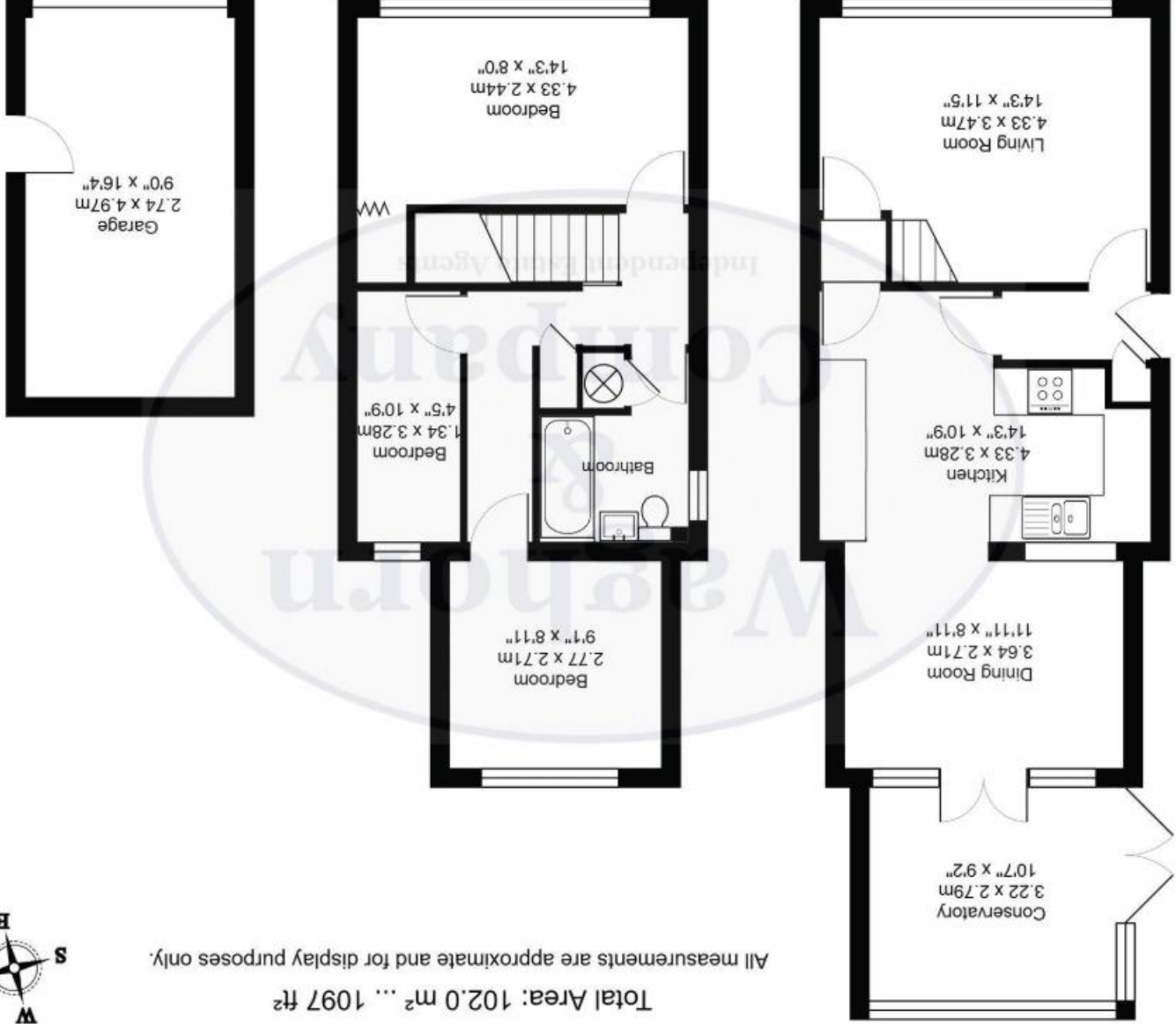
127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk



All measurements are approximate and for display purposes only.

Total Area: 102.0 m² ... 1097 ft²



Ground Floor
Area: 50.4 m² ... 542 ft²

First Floor
Area: 38.0 m² ... 409 ft²

Outbuilding
Area: 13.6 m² ... 146 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.

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