



160 Vale Road, Tonbridge, Kent, TN9 1SP

£300,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Terraced Home * Courtyard Garden * Conveniently Located for Mainline Station, Local Schools and Town Centre * Well Presented * Ground Floor Bathroom * EPC Rating TBC/ Council Tax Band C - £2,094.37 P.A. ***

Waghorn and Company are proud to offer to the market this wonderful two bedroom Victorian Cottage located just a short walk from Tonbridge High Street & Mainline Railway Station. The property is well presented throughout and has the added benefit of two double bedrooms and a low maintenance courtyard garden with rear pedestrian access. An early viewing is highly recommended.

Entrance

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

Lounge 12' 0" x 11' 3" (3.65m x 3.43m)

Double glazed window to front, laid to carpet and radiator. Door leading to Kitchen area.

Kitchen 12' 0" x 10' 4" (3.65m x 3.15m)

Double glazed window to rear, stainless steel sink and drainer set within Formica worktops with cupboards under and a further range of matching base and wall units, four ring gas hob with stainless steel extractor hood over and glass splashback, electric oven, and space for fridge freezer. Archway leading to inner lobby and stairs leading to first floor landing.

Inner Lobby

Double glazed door to side leading to courtyard garden, space and plumbing for washing machine with worktop over and wall mounted boiler servicing hot water and heating systems. Door leading to bathroom.

Bathroom

Double glazed frosted window to rear, panelled bath with electric shower over, low level w/c, hand wash basin, glass mirrored wall unit, extractor fan, and chrome heated towel rail.

First Floor Landing

Access to loft space. Doors leading to bedrooms 1 & 2.

Bedroom 1 12' 1" x 11' 9" (3.68m x 3.58m)

Double glazed window to front, two fitted mirrored wardrobes, laid to carpet and radiator.

Bedroom 2

Double glazed window to rear, inbuilt storage cupboard, laid to carpet and radiator.

Rear Garden

Courtyard garden with stone patio area and rear pedestrian access.

Tenure

Freehold





Energy performance certificate (EPC)		
100 Vale Road TONBRIDGE TN9 1SP	Energy rating C	Valid until: 19 February 2035
		Certificate number: 0926-1206-0805-8317-1904
Property type	Mid-terrace house	
Total floor area	56 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



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Ground Floor
Area: 31.4 m² ... 338 ft²

First Floor
Area: 24.5 m² ... 264 ft²

Total Area: 55.9 m² ... 602 ft²

All measurements are approximate and for display purposes only.

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

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