



143 Shipbourne Road, Tonbridge, Kent, TN10 3EJ

Guide Price £265,000-£285,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedrooms * Convenient Location * Scope for Improvement * No Forward Chain *
Viewing Recommended * EPC Rating E - Council Tax Band C - £2,094.37 P.A ***

Calling all first time buyers and developers!! Wonderful two bedroom Victorian home conveniently located for the High Street and favoured Schools. The property offers scope for improvement and is an ideal opportunity to put your own stamp on this charming family home. Call now to arrange a viewing to avoid disappointment.

Entrance

Access is via a brick paved pathway leading to double glazed front entrance door.

Entrance Hall

Stairs to first floor landing and door leading to lounge.

Lounge

Double glazed window to rear, shelving to recess, built in cupboard housing immersion heater. Doors leading to kitchen and dining area.

Kitchen

Double glazed window to side and double glazed door to side, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space for electric oven, and space and plumbing for washing machine. Door to leading to bathroom.

Bathroom

Two Double glazed frosted windows to rear, panelled bath with shower attachment, pedestal wash hand basin low level w/c and chrome towel rail.

Dining Room

Double glazed window to front and laid to carpet.

First Floor Landing

Access to loft area and doors lead to bedrooms.

Bedroom 1

Double glazed window to rear, storage cupboard with shelving and door to kitchen.

Kitchen Area

Double glazed window to side, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for fridge freezer. Door leading to bathroom.

Bathroom

Two Double glazed frosted windows to rear, panelled bath with electric shower over, pedestal hand wash basin, chrome towel rail and door leading to separate w/c.

Bedroom 2

Double glazed window to front and storage cupboard.





Rear Garden

To the side of the property is a paved patio area continuing to the rear of the property with side pedestrian access and timber shed. There are steps leading down to the remainder of the garden which is mainly laid to artificial grass and further raised decked patio area to the rear of the garden.

Agents Notes

The property has no central heating and the hot water is serviced by two immersion heaters.

Tenure

Freehold

28/01/2025, 16:01

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

Energy performance certificate (EPC)			
143 Shipbourne Road TONBRIDGE TN10 3DJ	Energy rating E	Valid until 21 January 2035	
		Certificate number 0998-1206-7705-7617-1204	
Property type	Mid-terrace house		
Total floor area	81 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 E. It has the potential to be B.

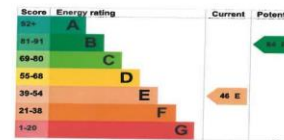
[See how to improve this property's energy efficiency.](#)

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/0998-1206-7705-7617-1204?pin=true>

1/4

01732 808542

sales@waghornandcompany.co.uk

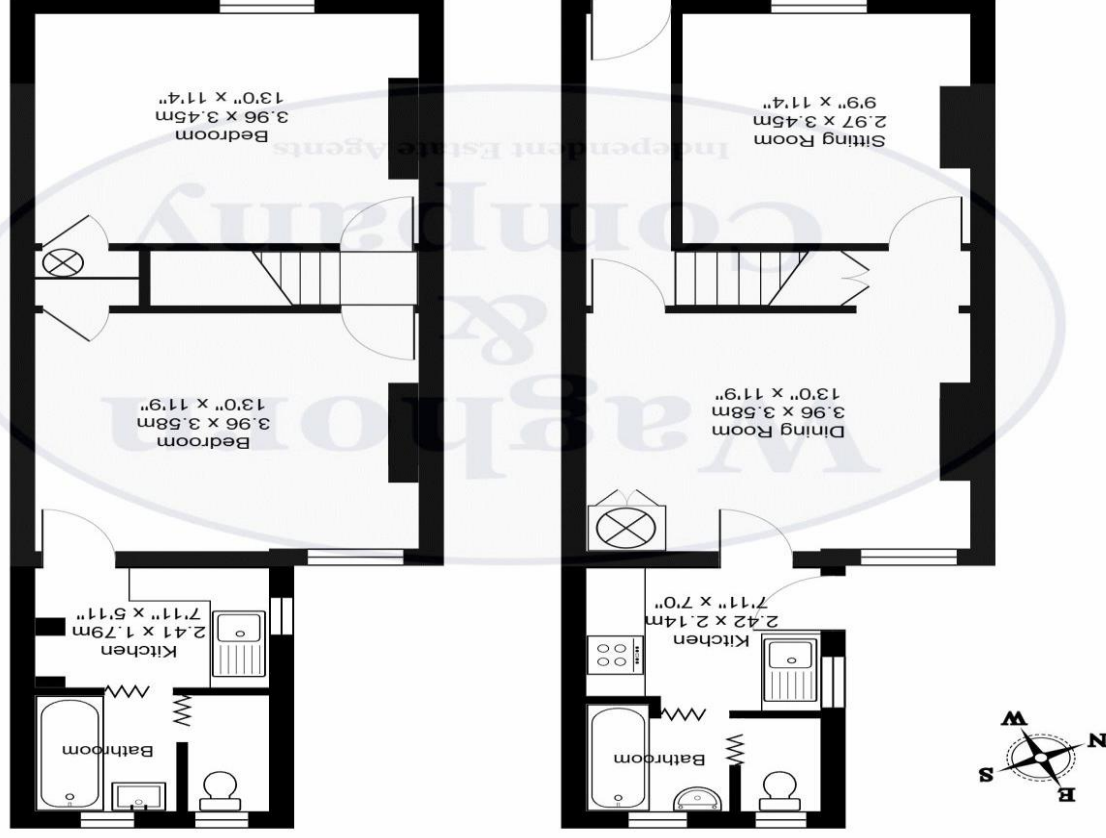
127 High Street, Tonbridge, Kent, TN9 1DH

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



Ground Floor
Area: 41.5 m² ... 447 ft²

First Floor
Area: 41.4 m² ... 446 ft²

Total Area: 82.9 m² ... 893 ft²

All measurements are approximate and for display purposes only.