



22 Uridge Road, Tonbridge, Kent, TN10 3EA

Offers in Excess of £350,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two bedroom Victorian Home * First floor bathroom * Beautifully presented * Sitting room and Dining room * Viewing Highly recommended * EPC Rating: D / Council Tax Band C - £2094.37 ***

Waghorn and company are proud to be selling agents for this wonderful two bedroom Victorian home, conveniently located for local shops, Town Centre and favoured local schools. This beautifully presented home has been modernised to a very high standard and offers a fantastic opportunity to acquire a home that is ready to move into. An early viewing is highly recommended.

Entrance

Access is via double glazed entrance door with frosted glass insert, leading to Sitting Room.

Sitting Room 13' 0" x 12' 0" (3.96m x 3.65m)

Double glazed window to front, door to Dining Room. Victorian style cast iron fireplace with granite hearth, radiator.

Dining Room 11' 3" x 12' 0" (3.43m x 3.65m) Excluding depth of stair case

Stairs leading to first floor, under stairs cupboard, double glazed window to rear, door to kitchen, radiator with decorative timber cover.

Kitchen 8' 8" x 7' 4" (2.64m x 2.23m)

Single stainless steel sink and drainer with cupboard under. Further range of matching base and wall units. Inset halogen hob, built in electric oven, extractor hood with matching stainless steel splash back. Integrated washing machine, inset spot lights, double glazed window to side, doubled glazed door to rear garden.

First Floor Landing

Doors to bedrooms and family bathroom. Access to loft, inset spot lights, radiator.

Bedroom 1 11' 1" x 12' 0" (3.38m x 3.65m)

Double glazed window to front, built in wardrobe, radiator.

Bedroom 2 10' 0" x 9' 3" (3.05m x 2.82m)

Double glazed window to rear, radiator.

Bathroom 8' 6" x 7' 6" (2.59m x 2.28m)

Double glazed frosted window to rear, paneled bath with mixer taps and shower attachment. Pedestal wash hand basin, low level WC, heated towel rail, ceramic wall tiling, fitted wall mirror.





Outside

Rear Garden

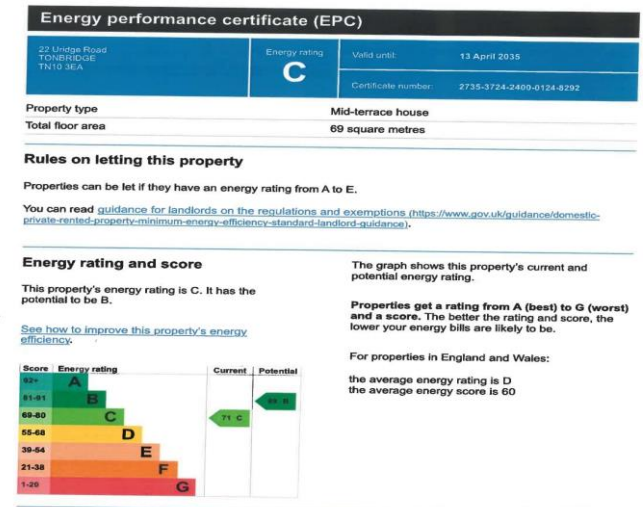
Mainly laid to lawn. To the rear of the garden is a hard standing with timer shed. Adjacent to the property is an adjoining brick store housing gas boiler.

Front garden

Slabbed courtyard area with dwarf brick wall to front. Path leading to front entrance door.

Tenure

Freehold



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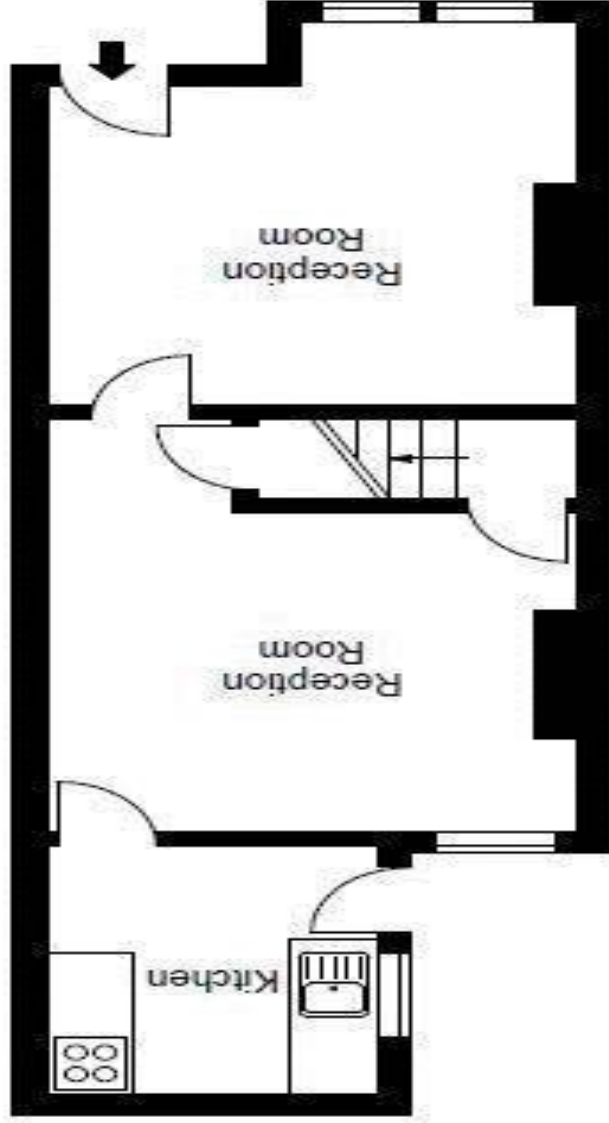
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Ground Floor



First Floor

