



2 Ives Road, Tonbridge, Kent, TN9 1XJ

£500,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Three Bedroom Semi Detached Family Home \* Driveway For Two Cars \* Solar Panels and Electric Charging Point \* Convenient Access To The High Street & Transport Links \* Secluded Side Garden \* EPC Rating C / Council Tax Band C - £2,094.37 PA \***

Waghorn and Company are delighted to offer to the market this spacious and well presented, three bedroom family home, conveniently located for Tonbridge High Street, Main Line Station and favoured local schools with the added benefits of off-street parking and large side garden. The property has been retrofitted to minimise carbon emissions: solar panels, a heat pump, an EV charger and an induction hob together mean that the property uses no gas and can make great use of solar power to bring down emissions. Along with a high standard of insulation, this substantially reduces energy bills over the year, compared to a typical home of this size. An early viewing is highly recommended.

**Front**

To the front of the property is a brick paved driveway, with flowered borders housing an array of established shrubs and plants, pedestrian access to garden, solar panels and electric car charging point.

**Entrance**

Access to the property is via a canopied entrance porch with part glazed entrance door leading to entrance hall.

**Entrance Hall**

Stairs to first floor landing and door to living room.

**Living Room** 17' 7" x 13' 5" (5.36m x 4.09m)

Double glazed window to front, storage cupboards set within chimney breast recess, feature fireplace, under stairs storage cupboard, door to kitchen and radiator.

**Kitchen** 9' 4" x 15' 1" (2.84m x 4.59m)

Two double glazed windows to rear, part glazed door leading to rear patio area, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, integrated dishwasher, space and plumbing for washing machine, space for under counter freezer or self condensing tumble dryer, space for free standing fridge freezer, inset halogen hob with electric oven under and extractor hood over, tiled flooring, inset spotlights, door to bathroom and doorway to dining area.

**Dining Area** 12' 5" x 10' 1" (3.78m x 3.07m)

Dual aspect, double glazed windows to sides, French patio doors leading to garden, inset spotlights and radiator.

**Family Bathroom** 5' 5" x 9' 4" (1.65m x 2.84m)

Double glazed frosted window to rear, low level W/C with concealed cistern, hand wash basin set within vanity unit, panelled bath with rainfall shower over and additional hand shower piece, wall mount corner cabinet with mirror, storage cupboards, tiled flooring, ceramic wall tiling, extractor fan, inset spotlights and heated chrome towel rail.

**First Floor Landing**

Double glazed window to side, doors to bedrooms, access to loft and radiator.

**Bedroom 1** 10' 3" x 16' 3" (3.12m x 4.95m)

Double glazed window to front, above stairs storage with water heater and radiator.





### Bedroom 2 11' 5" x 11' 3" (3.48m x 3.43m)

Double glazed window to rear, built-in storage cupboard, shelving within chimney breast recess and radiator.

### Bedroom 3 8' 1" x 9' 3" (2.46m x 2.82m)

Double glazed window to rear and radiator.

### Rear Garden

To the rear of the property is a brick paved patio area, with grass path on the left leading to timber shed and brick paved path on the right leading to an area of garden which is beautifully kept and secluded, mainly laid to lawn with side flowered borders housing an array of shrubs, plants and bushes, small patio area with wooden pergola and seating, timber shed, external power socket, outside water tap and rear pedestrian access.

### Tenure

Freehold



Energy performance certificate (EPC)			
2 Ives Road TONBRIDGE TN9 1AJ	Energy rating	Valid until: 12 November 2024	
	C	Certificate number: 2302-9018-1319-5315-2716	
Property type		Semi-detached house	
Total floor area		95 square metres	

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### 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).

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### Energy rating and score

This property's energy rating is C. It has the potential to be C.

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

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

Current	Potential
71.6	69.2

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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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.

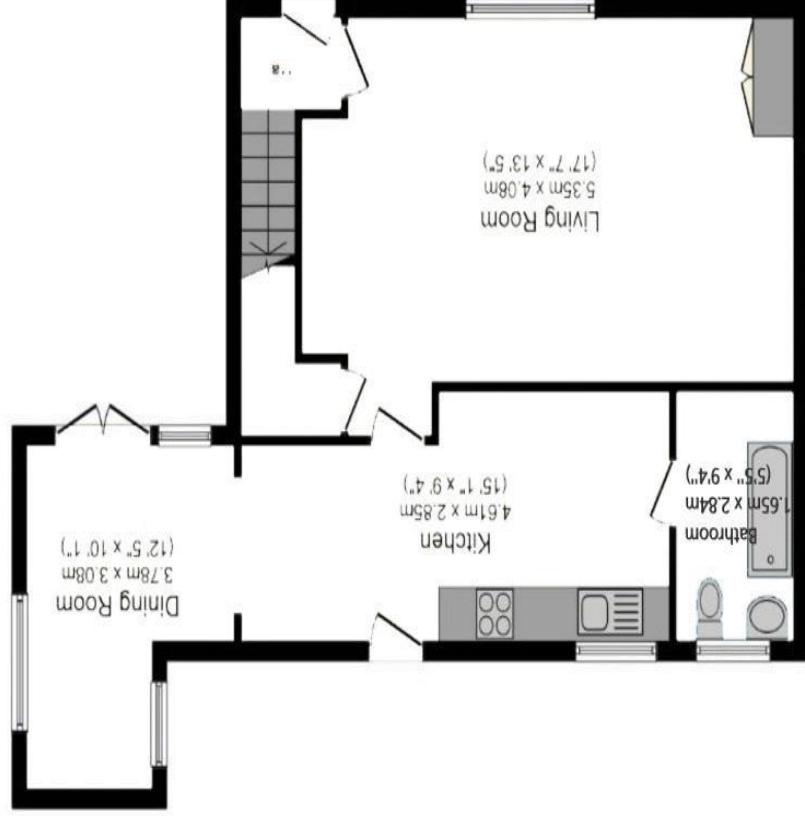
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Total floor area 109.0 sq. m. (1,173 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Ground Floor



## First Floor

