

# \* Two Bedroom Victorian Terrace \* Two Seperate Reception Rooms \* First Floor Bathroom \* 100ft (approx.) Rear Garden \* Central Village Location \* EPC Rating C / Council Tax Band: C £2,078.05 PA \*

Waghorn and Company are proud to off to the market this wonderful Victorian cottage located in the heart of the Village of Hildenborough favoured for its fantastic primary schools, Village Community and Main Line Station. The property has been recently refurbished throughout and has an approx.100ft garden. An early viewing is highly recommended.

## Entrance

Access is via a part glazed entrance door leading to living room.

Living Room 10' 1" x 11' 0" (3.07m x 3.35m) Double glazed window to front, storage cupboard within chimney breast recess, door to inner hall and radiator.

## **Inner Hall**

Under stairs storage cupboard and door way to dining room.

## Dining Room 11' 0" x 11' 5" (3.35m x 3.48m)

Double glazed window to rear, door way to kitchen, stairs to first floor landing and radiator.

# Kitchen 11' 7" x 5' 11" (3.53m x 1.80m)

Double glazed window to rear and two double glazed windows to side, part frosted glazed door to rear garden, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine, space and plumbing for fridge freezer, space for self condensing tumble drier, inset gas hob with electric hob under and extractor hood over, ceramic wall tiling, tiled flooring and radiator.

# First Floor Landing

Doors to bedrooms, bathroom and access to loft.

**Bedroom 1** 11' 3'' x 11' 0'' (3.43m x 3.35m) Double glazed window to front, storage cupboard and radiator.

Bedroom 2 11' 5" x 7' 11" (3.48m x 2.41m) Double glazed window to rear, storage cupboard and radiator.











**Bathroom** 11' 6" x 5' 10" (3.50m x 1.78m) Double glazed frosted window to rear, panelled bath with mixer taps and additional hand shower piece, low level w/c, pedestal hand wash basin, corner shower cubicle, ceramic wall tiling, extractor fan and radiator.

#### **Rear Garden**

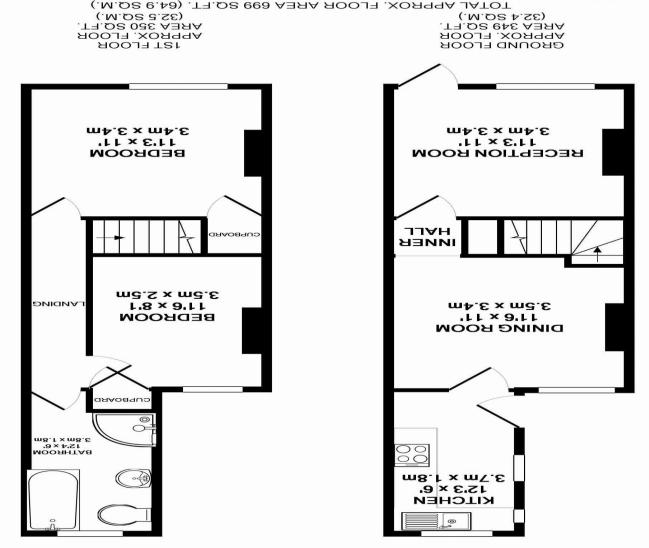
To the rear of the property is a hard standing area, the remainder of the garden is mainly laid to lawn with a mature tree, side pedestrian access and outside water tap

#### Tenure Freehold

Date of assessment: 03	terrace house July 2015			
Use this document to: Compare current ratings of p Find out how you can save	July 2015		efficient	3520-2707-3902 sting dwelling
Estimated energy costs	of dwelling for 3 yea	rs:	£ 1	,953
Over 3 years you could save			£ 4	11
Estimated energy co	sts of this home			
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Lighting	£ 183 over 3 years	£ 138 over 3 years		
Heating	£ 1,467 over 3 years	£ 1,203 over 3 year	8	You could
Hot Water	£ 303 over 3 years	£ 201 over 3 years	- 1	save £ 411
Totals	£ 1,953	£ 1.542		over 3 years
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01732 808542 sales@waghornandcompany.co.uk 127 High Street, Tonbridge, Kent, TN9 1DH www.waghornandcompany.co.uk



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