



12 Houselands Road, Tonbridge, Kent, TN9 1JJ

£395,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Period Property * PARKING * Front & Rear Gardens * No Forward Chain * Sought After Location * EPC Rating D / Council Tax Band C - £1,906.14 P.A. ***

Waghorn & Company are delighted to offer to the market this beautifully presented, 2 bedroom terrace located in the sought after Slade conservation area with PARKING! The property offers extended accommodation to the ground floor with a wealth of period features, a charming Cottage Style garden and the added benefit of no forward chain. An early viewing is highly recommended to avoid disappointment.

Front Garden

Hard standing patio area with flowered boarder housing established shrubs and plants.

Entrance

Access is via a canopied entrance porch with door leading to entrance lobby.

Entrance Lobby

Archway to sitting room and radiator.

Sitting Room

Double glazed window to front, doorway to dining room, feature fireplace, built in storage cupboard and radiator.

Dining Room

Open plan to kitchen with breakfast bar, stairs to first floor landing with under stairs storage units, feature fireplace with tiled hearth and radiator.

Kitchen

Double glazed window to rear, one and a half bowl sink and drainer with cupboard under and a further range of matching base and wall units, tiled flooring, integrated fridge freezer and dish washer, washing machine, range style cooker with extractor hood over, door to rear garden, wall mounted gas boiler and radiator.

First Floor Landing

Window to rear, doors to bedroom 1 & family bathroom, stairs to second floor landing and radiator.

Bedroom One

Double glazed window to front and radiator.

Family Bathroom

Sash window to rear, panelled bath with mixer taps and hand shower piece, tiled flooring, ceramic wall tiling, pedestal hand wash basin with fitted wall mirror over, low level w/c, inset spot lights, built in linen shelve, shower cubicle with rainfall shower head and additional hand shower piece, heated towel rail.

Second Floor Landing

Door to bedroom 2.

Bedroom Two

Double glazed window to rear, built in wardrobes, eaves storage cupboards and radiator.





Rear Garden

To the rear of the property is a block paved patio area with right of way access to the left and steps leading up to the remainder of the garden which is mainly laid to lawn with flowered borders housing an array of established shrubs, plants and bushes, path leading to a further raised decked patio area, timber shed and rear pedestrian access leading to parking.

Parking

Hard standing patio area providing parking for one car.

Tenure

Freehold



01/06/2023, 12:51 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
12 Houslands Road Tonbridge TN9 1JJ	Energy rating D	Valid until 12 April 2032 Certificate number: 0941-1206-3702-7717-1900
Property type	Mid-terrace house	
Total floor area	74 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>).

Energy rating and score

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

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	54 D	79 C
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0941-1206-3702-7717-1900?print=true>

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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.

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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This Floorplan is not to scale and for illustration purposes only.
All measurements are approximate

