



12 Wye Road, Tonbridge, Kent, TN10 3JJ

£325,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Family Home * Cloakroom and Family Bathroom * Front and Rear Garden * Scope for Further Improvement * No Forward Chain * EPC Rating D / council Tax Band C £2,094.37***

Waghorn and Company are proud to offer to the market this good sized three bedroom family home, located in North Tonbridge. The property has the added benefits of a ground floor cloakroom, good size kitchen with scope for further improvement and NO forward chain. A viewing is highly recommended.

Front Garden

To the front of the property is mainly laid to lawn with path leading to front entrance door.

Entrance

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

Entrance Hall

stairs to first floor landing, doors to living room, downstairs cloakroom, kitchen and rear lobby, under stairs storage cupboard and further storage cupboard.

Living Room 11' 9" x 14' 9" (3.58m x 4.49m)

Double glazed window to front and radiator.

Cloakroom

Double glazed frosted window to rear, low level W/C floating hand washbasin, ceramic wall tiling, tiled flooring and radiator.

Kitchen/Breakfast Room 11' 10" x 10' 8" (3.60m x 3.25m)

Double glazed window to rear, 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 dishwasher, inset four ring gas hob with electric oven under, space for freestanding fridge/freezer, ceramic wall tiling, tiled flooring and wall mounted gas boiler.

Rear Lobby

Part frosted glazed door leading to rear garden with matching side window, tiled flooring and door to storage area.

Storage Area

Double glazed window to side.

First Floor Landing

Doors to bathroom, bedrooms and airing cupboard. Access to loft.

Family Bathroom 6' 9" x 5' 6" (2.06m x 1.68m)

Double glazed frosted window to rear, panelled bath with mixer taps and shower over, hand wash basin set within vanity unit, low level W/C, ceramic wall tiling and radiator.

Bedroom 1 13' 2" x 10' 1" (4.01m x 3.07m)

Double glazed window to rear and radiator.





Bedroom 2 9' 11" x 12' 3" (3.02m x 3.73m)
Double glazed window to front and radiator.

Bedroom 3 8' 8" x 7' 10" (2.64m x 2.39m)
Double glazed window to front and radiator.

Rear Garden

To the rear of the property is a paved patio area with an area laid to lawn and steps leading down to a decked patio area with side flowered borders housing an array of established shrubs, bushes and trees, rear pedestrian access and outside water tap.

Tenure

Freehold



Energy performance certificate (EPC)

12 Wye Road TONBRIDGE TN10 3JJ	Energy rating D	Valid until: 9 August 2032
		Certificate number: 2196-6602-1333-2011-0136

Property type	End-terrace house
Total floor area	85 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 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

The graph displays the energy rating scale from A (best) to G (worst). The current rating is D, and the potential rating is C. The average energy rating is D, and the average energy score is 60.

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
64 D	79 C

01732 808542

sales@waghornandcompany.co.uk

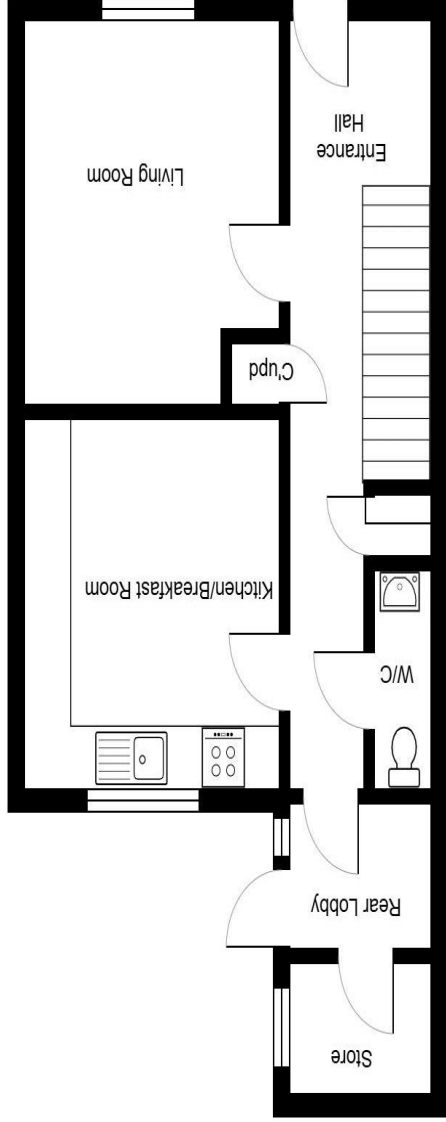
127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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Please note
This floorplan is not to scale
and for illustration purposes only

