



30 Baltic Road, Tonbridge, Kent, TN9 2LZ

£335,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Double Bedroom, End of Terrace * Beautifully Presented with Victorian Features * Conveniently Located for Tonbridge Town and Mainline Station * Lounge & Separate Dining Room * Views Over Tonbridge * EPC Rating: D / Council Tax Band: C - £2,094.37 PA ***

Waghorn and Company are proud to offer to the market this beautifully presented, charming two bedroom, end of terrace, period home, conveniently located for the High Street, favourable local Schools & transport links. The property offers deceptively spacious accommodation throughout with the added benefit of a first floor bathroom and views over Tonbridge Town. An early viewing is highly recommended.

Entrance

Access is via a stone stair case to canopied entrance porch and front entrance door leading to dining room.

Dining Room 10' 9" x 10' 4" (3.27m x 3.15m)

Double glazed window to front, doorway to inner lobby and radiator.

Inner Lobby

Door to living room and stairs to first floor landing.

Living Room 10' 9" x 10' 9" (3.27m x 3.27m)

Double glazed window to rear, doorway to kitchen, under stairs storage cupboard and radiator.

Kitchen 10' 2" x 6' 5" (3.10m x 1.95m)

Double glazed windows to both side and rear, part glazed door to rear garden, sink and drainer with cupboards under and a further range of matching base and wall units, inset halogen hob with electric oven under and extractor hood over, space and plumbing for washing machine and dishwasher, space for self condensing tumble dryer, space for free standing fridge/ freezer, ceramic wall tiling and tiled flooring.

First Floor Landing

Doors to bedrooms and bathroom and access to loft.

Bedroom 1 9' 11" x 10' 9" (3.02m x 3.27m)

Double glazed window to front with views of Tonbridge, over stairs wardrobe with sliding door and radiator.

Bedroom 2 10' 10" x 7' 5" (3.30m x 2.26m)

Double glazed window to rear and radiator.

Bathroom 10' 3" x 6' 3" (3.12m x 1.90m)

Double glazed frosted window to side, 'P' shaped panelled bath with rainfall shower over and additional hand shower piece, pedestal hand wash basin, low level W/C with concealed cistern and additional storage cupboards, ceramic wall tiling, tiled flooring and heated chrome towel rail




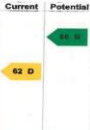


Rear Garden

to the rear of the property is a hard standing patio area with steps leading up to the remainder of the garden which is mainly laid to lawn with raised vegetable bed, outside water tap and rear pedestrian access. To the rear of the garden is a decked patio area.

Tenure

Freehold

Energy performance certificate (EPC)			
30 Rattle Road TONBRIDGE TN9 2LZ	Energy rating D	Valid until:	1 March 2034
		Certificate number:	0596-3035-5297-1824-5204
Property type		End-terrace house	
Total floor area		56 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 energy rating is D. It has the potential to be B.			
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			

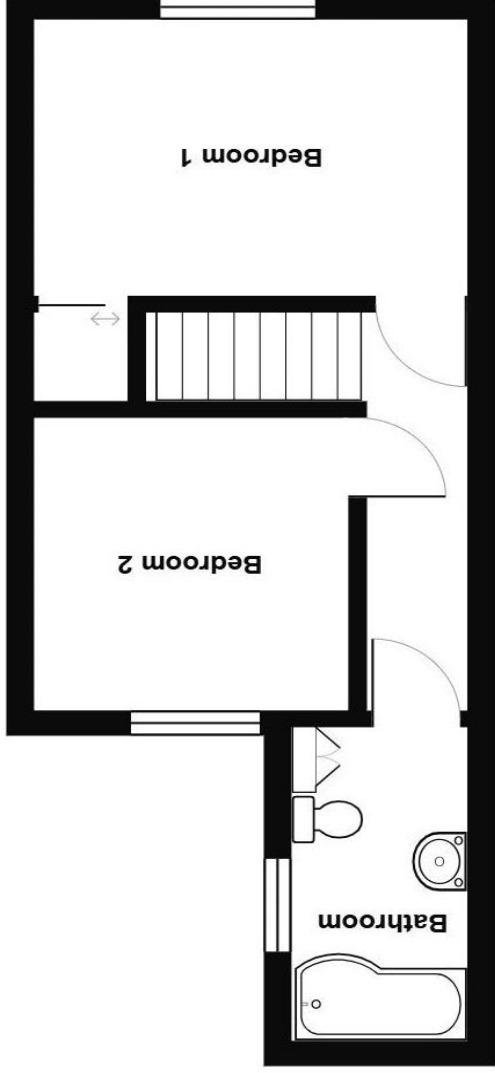
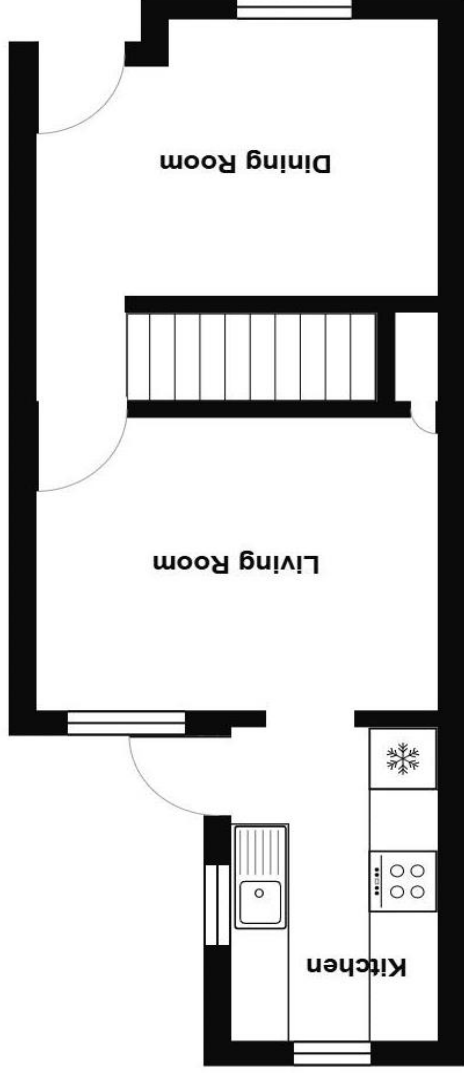
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This floor plan is for illustration purposes only and is not to scale



Details No. 1 TW/JW

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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