



16a Uridge Road, Tonbridge, Kent, TN10 3EA

£350,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Duplex Maisonette * Share of Freehold * Convenient Central Location * Family Bathroom & Cloakroom * No Onward Chain * EPC Rating: C / Council Tax Band: C - £2,094.37 PA ***

Waghorn & Company are delighted to present to the market this spacious and beautifully renovated three-bedroom duplex maisonette, located on the sought-after Uridge Road. With convenient access to Tonbridge High Street, mainline station, and highly regarded local schools, this property offers both comfort and practicality in a central location. Tastefully refurbished throughout to a high standard, the home features gas central heating, double glazing, and generously proportioned accommodation across two floors. An early viewing is highly recommended.

Entrance

Accessed via a side entrance door leading into entrance hall.

Entrance Hall

Stairs to first floor landing and radiator.

First Floor Landing

Double glazed window to side, doors to living room, bedroom 3, bathroom, kitchen, stairs to second floor landing and radiator.

Living Room 13' 7" x 12' 0" (4.14m x 3.65m)

Double glazed window to front, inset log burner and radiator

Bedroom 3 7' 10" x 10' 6" (2.39m x 3.20m)

Double glazed window to rear and radiator.

Family Bathroom 5' 4" x 7' 1" (1.62m x 2.16m)

Double glazed frosted window to side, panelled bath with mixer taps and additional shower piece over, low level W/C with concealed cistern and storage, hand wash basin set within vanity unit, wall mounted mirrored storage cabinet, ceramic wall tiling, tiled flooring, extractor fan and radiator.

Kitchen 7' 6" x 8' 2" (2.28m x 2.49m)

Double glazed window to rear, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, inset induction hob with electric oven under and extractor hood over, space and plumbing for slim line dishwasher, space and plumbing for washing machine and space for freestanding fridge freezer, ceramic wall tiling, tiled flooring and radiator.

Second Floor Landing

Doors to bedrooms to 1&2 and cloakroom.

Bedroom 1 13' 7" x 11' 2" (4.14m x 3.40m)

Double glazed window to side and radiator.

Bedroom 2 10' 0" x 10' 6" (3.05m x 3.20m)

Double glazed window to side, built in corner storage cupboard and radiator.





Cloakroom 5' 6" x 2' 7" (1.68m x 0.79m)

Low level W/C with concealed cistern, hand wash basin set within vanity unit, ceramic wall tiling, tiled flooring, extractor fan and wall mounted mirror.

Rear Garden

To the rear of the property is a shared garden featuring a block-paved patio with stone shingle borders and a variety of established shrubs and plants offering low-maintenance outdoor space.

Tenure

Share of Freehold: TBC



Energy performance certificate (EPC)			
16a Uridge Road TONBRIDGE TN10 3EA	Energy rating C	Valid until: 9 February 2035	Certificate number: 2111-7155-4326-5161-1191
Property type Total floor area		Top-floor flat 77 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 C. 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		Current Potential	
Score Energy rating A 92+ B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20		73 C 17 E	

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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.

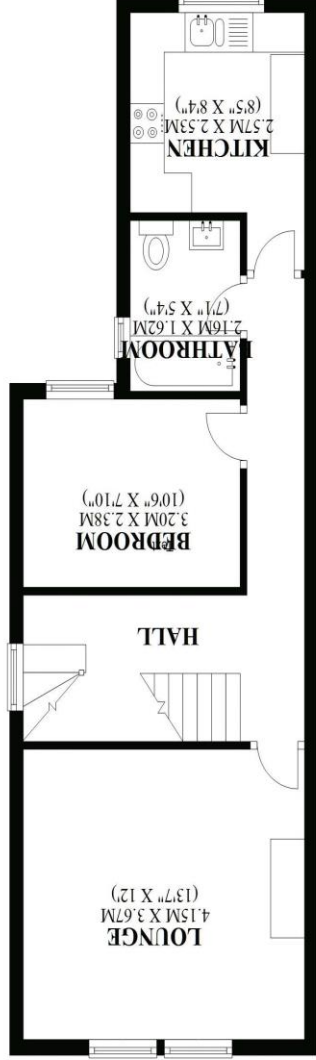
Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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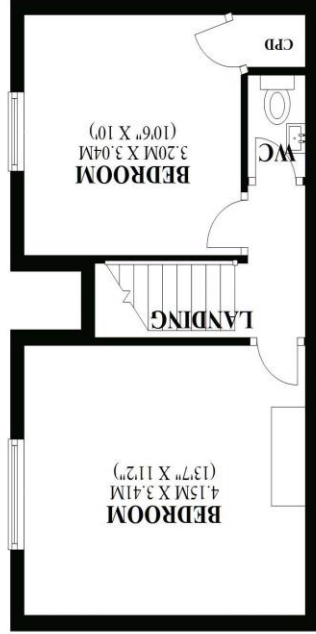
TOTAL AREA: APPROX. 80.1 SQ. METRES (862.6 SQ. FEET)



GROUND FLOOR
APPROX. 3.6 SQ. METRES (38.9 SQ. FEET)



FIRST FLOOR
APPROX. 46.2 SQ. METRES (497.2 SQ. FEET)



SECOND FLOOR
APPROX. 30.3 SQ. METRES (326.5 SQ. FEET)