



16 College Avenue, Tonbridge, Kent, TN9 2NS

£245,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom, Mid Terrace Home * Front and Rear Gardens * Scope For Updating * No Forward Chain * Allocated Parking * EPC Rating: D / Council Tax Band C - £2,094.37 PA ***

Waghorn and Company are proud to present to the market this two bedroom, mid terrace property ideal for first time buyers, buy to let investors or downsizers, to put their own stamp on. Nestled in the popular College Avenue, conveniently located for local Schools, Tonbridge Town Centre and Mainline Station. This property has the added benefits of allocated parking, scope for updating and no onward chain. An early viewing is highly recommended.

Front Garden

Laid to lawn with path leading to entrance door, with established bush to front and large acorn tree.

Entrance

Access it via a composite entrance door leading to entrance porch.

Entrance Porch

window to side, storage cupboard and front entrance door leading to entrance hall.

Entrance Hall

Door to kitchen, living room, storage cupboard and parquet flooring.

Kitchen

Double glazed window to front, one and half bowl sink and drainer with cupboards under and a further range of matching base and wall units, space ad plumbing for washing machine and dishwasher, inset electric hob, built in electric oven under and extractor hood over.

Living Room

Double glazed sliding door to conservatory, spiral staircase to first floor landing, parquet flooring, feature stone fireplace and radiator with decorative timber cover.

Conservatory

Perspex windows to both sides and rear, side door to rear garden.

Rear Garden

steps leading to an area of garden with artificial lawn and path leading to rear with plastic garden shed and rear pedestrian access.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom 1

Double glazed window to rear, built in wardrobe with mirrored sliding doors.

Bedroom 2

Double glazed window to front, airing cupboard and access to loft.





Bathroom

Panelled bath with electric shower over, low level W/C, pedestal hand wash basin, ceramic wall tiling and extractor fan.

Tenure

Freehold

22/10/2025, 15:23

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

16 College Avenue TONBRIDGE TN9 1NH	Energy rating D	Valid until 19 October 2035
		Certificate number 7718-8195-6002-0190-6996

Property type	Mid-terrace house
Total floor area	55 square metres

Rules on letting this property

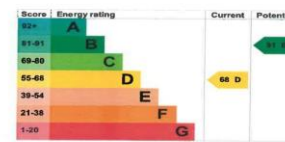
Properties can be let if they have an energy rating from A to E.

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 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/7718-8195-6002-0190-6996?print=true>

1/5

01732 808542

sales@waghornandcompany.co.uk

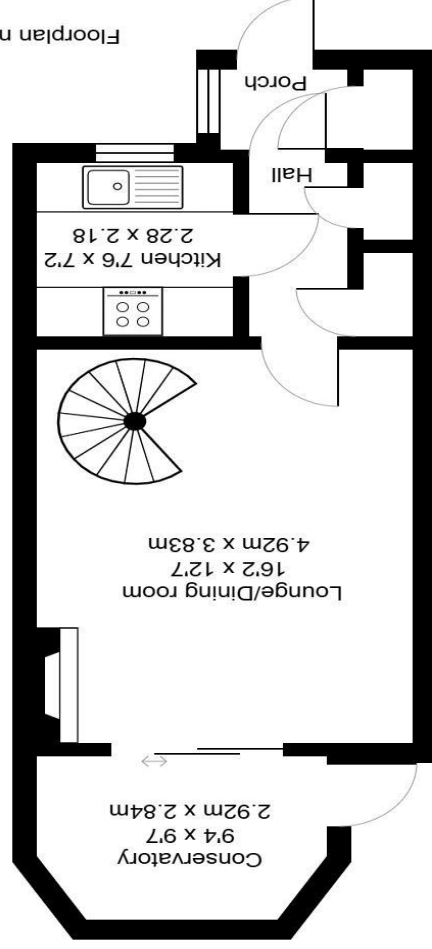
127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982



Floorplan not to scale and for illustration purposes only

