



86 Priory Road, Tonbridge, Kent, TN9 2BP

Guide Price £350,000 - £375,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom * Off Road Parking * Well Presented and Modern Throughout *
Convenient Location * Courtyard Garden * EPC Rating : TBC / Council Tax Band C :
£2,094.37 ***

Waghorn and Company are delighted to offer to the market this well presented two bedroom terraced property, located conveniently for the Station, High Street and local Schools. The property has been modernised by the current owners to offer a versatile loving space and has the added benefits of off road parking to the front and two double bedrooms. An early viewing is highly recommended.

Entrance

Access is via a block paved driveway leading to composite front entrance door with access to porch.

Entrance Porch

Inset Spotlights and door leading to living room.

Living Room 12' 0" x 9' 9" (3.65m x 2.97m)

Double glazed window to front, inset spotlights, laminate flooring and radiator. Open plan to dining area.

Dining Area 12' 0" x 7' 11" (3.65m x 2.41m)

Understairs storage cupboard, inset spotlights and laminate flooring. Door leading to downstairs bathroom, and archway leading to kitchen. Stairs leading to first floor landing.

Kitchen 6' 3" x 9' 5" (1.90m x 2.87m)

Double glazed window to rear, part glazed door leading to rear garden, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, inset gas hob with extractor hood over and electric oven under, space and plumbing for washing machine, integrated fridge freezer, inset spotlights, ceramic wall tiling and laminate flooring,

Shower Room 6' 0" x 5' 0" (1.83m x 1.52m)

Double glazed frosted window to rear, low level w/c, wash hand basin set within vanity unit, wall mounted LED light mirror, double shower cubicle with rainfall shower head over and additional hand held shower piece, inset spotlights, ceramic wall tiling, tiled flooring and heated chrome towel rail.

First Floor Landing

Inset spotlights and doors leading to bedrooms.

Bedroom 1 9' 10" x 10' 9" (2.99m x 3.27m)

Double glazed window to front, built in wardrobes within chimney breast recess, inset spotlight and radiator.

Bedroom 2 8' 11" x 9' 1" (2.72m x 2.77m)

Double glazed window to rear, bulk head storage cupboard housing combi boiler, inset spotlights, laminate flooring and radiator. Access to loft space.





Rear Garden

Courtyard garden which is mainly laid to stone shingle with a stone patio area and rear pedestrian access.

Tenure

Freehold



Awaiting EPC

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Awaiting Floorplan

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.

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