



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Private Garden
- 0.4 Miles from Main Line Station
- Energy Efficient Rating: D

**Cambrian Road, Tunbridge Wells**

**£365,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 13 Cambrian Road, Tunbridge Wells, TN4 9HJ

A two bedroom semi-detached Victorian property in this sought-after location offering easy access to a main line railway station and local shops. The house benefits from tiled floors throughout downstairs, a contemporary kitchen and a downstairs WC. The property enjoys a living room with a log burner creating a cosy space. The open plan kitchen/dining room is a sociable space with plenty of room for entertaining and has access to the rear garden. Externally there is a low maintenance front shingled garden and enclosed rear garden, the latter primarily set to artificial grass with a wooden shed with power. We would urge all interested parties to make an immediate appointment to view.

### ENTRANCE HALL:

Tiled floor, stairs leading to first floor.

### LIVING ROOM:

Tiled floor, radiator, double glazed window to front, log burner with brick surround.

### DINING ROOM:

Tiled floor, radiator, double glazed door leading to rear garden.

### KITCHEN:

Wall and floor cupboards and drawers, stainless steel sink with mixer hot water tap, space for washing machine, fridge freezer and dishwasher, boiler, double glazed window to rear and side.

### WC

Low level WC, hand wash basin on vanity unit, wall mounted mirror.

### FIRST FLOOR LANDING:

Fitted carpet, smoke alarm and loft hatch.

### BEDROOM:

Laminate flooring, double glazed window to front, radiator, built in double wardrobe, integrated cupboard with hanging rail.

### BEDROOM:

Laminate floor, double glazed window to rear, integrated cupboard with hanging rail, radiator.



**SHOWER ROOM:**

Tiled floor, rear aspect double glazed window, radiator, low level WC, handwash basin on vanity unit, wall mounted mirrored cabinet, wall and floor cupboards, wall mounted ladder style heated towel rail, shower cubicle with thermostatic shower and glass screen.

**OUTSIDE REAR:**

Side access, concrete patio, artificial grass, wooden shed with power.

**OUTSIDE FRONT:**

Steps leading up from the pavement to a path running alongside the house recessing the side door and, in turn, rear garden. Otherwise set to areas of low maintenance mature shrubbery.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

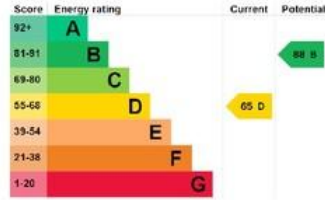
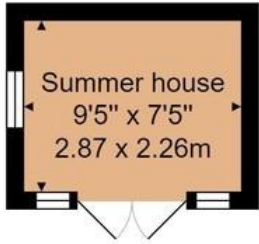
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**VIEWING:**

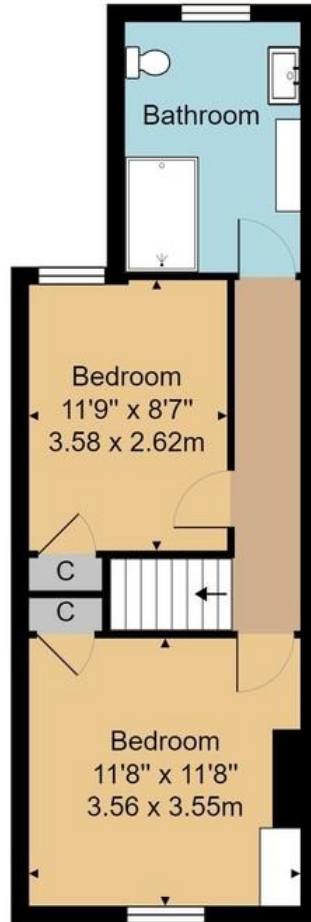
By appointment with Wood & Pilcher 01892 511311







**Ground Floor**



**First Floor**

Approx. Gross Internal Area 820 ft<sup>2</sup> ... 76.2 m<sup>2</sup>  
(excluding summer house)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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