



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid Terrace Townhouse
- Two Bedrooms
- Two Bathrooms
- Working Open Fireplace
- Large Garden
- Energy Efficiency Rating: D

Pembury Road, Tonbridge

£300,000

woodandpilcher.co.uk

127 Pembury Road, Tonbridge, TN9 2JL

Situated in the town centre and being walking distance to the main line station as well as mere minutes from the A21 providing access to the M25 and south-coast is this mid-terrace Victorian town house.

Now requiring substantial refurbishment works which include, but are not limited to, new windows, re-wire, new kitchen and bathrooms and redecoration throughout this is a fantastic project for someone willing to undertake such works.

The property is currently arranged over three floors with the top floor having two bedrooms and family bathroom, the entrance level being solely occupied by the sitting room which provides a view over the garden and has a beautiful working open fireplace.

On the ground floor you will find the kitchen/ breakfast room as well as the shower room and access to the garden.

The garden is now very overgrown and requires a lot of cutting back but is a great size and faces south-east so will be a real sun trap.

Being sold with NO CHAIN.

Wooden front door straight into property

SITTING ROOM:

Double glazed windows to front and rear, open working cast iron fireplace with cupboards built to either side, laminate floor, radiator.

KITCHEN/BREAKFAST ROOM:

Kitchen area:- Double glazed window to rear and double glazed door to garden, wall & floor cupboards and drawers with space and plumbing for washing machine and fridge, gas hob & electric oven, sink unit with mixer tap and drainer, radiator, tiled floor.

Breakfast area:- window to front, cupboards, space for a table & chairs, tiled floor.

SHOWER ROOM:

Shower cubicle with electric shower, WC.

FIRST FLOOR LANDING:

BEDROOM:

Double glazed window to front, radiator, loft hatch.



BEDROOM:

Window to rear.

BATHROOM:

Window to rear, corner bath with mixer tap & shower attachment, WC, hand wash basin, tiled splashbacks, heated towel rail

OUTSIDE FRONT:

Paviors, steps up to front door.

OUTSIDE REAR:

South-east facing and quite long but totally overgrown.

SITUATION:

The property benefits from its South Tonbridge location, being within close proximity to the vibrant high street with its mix of shops, restaurants and bars, the mainline station offering fast & frequent services to all London Stations, and local primary, secondary and grammar schools.

TENURE:

Freehold.

COUNCIL TAX BAND:

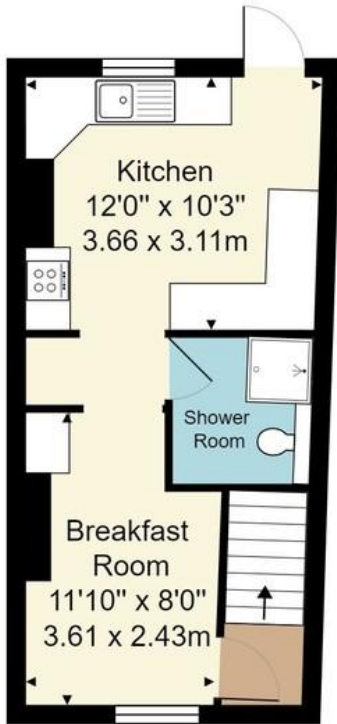
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VIEWING:

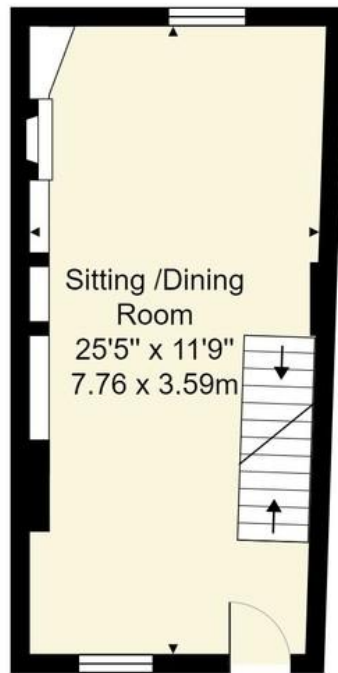
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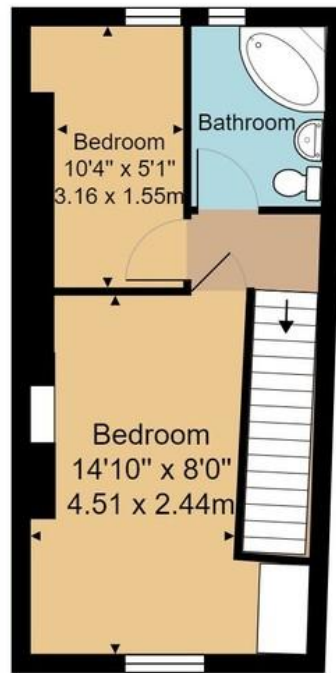
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor



Ground Floor



First Floor

Approx. Gross Internal Area 883 ft² ... 82.0 m²

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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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