



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid-Terrace Victorian House
- Two Bedrooms
- Modern Kitchen
- West-Facing Garden
- On Road Parking
- Energy Efficiency Rating: D

Edward Street, Southborough

O.I.E.O. £280,000

woodandpilcher.co.uk

100 Edward Street, Southborough, Tunbridge Wells, TN4 0EB

Being offered with NO CHAIN is this traditionally presented Victorian mid-terrace home. Laid out with a sitting room at the front with a working cast-iron open fireplace and dining room to the rear, the stairs to the first floor rise from here. There is a modern fitted galley kitchen offering space for a fridge/ freezer and washing machine and fitted with nearly new double oven and hob. A rear lobby offers access to the garden and some additional storage and access to the bathroom which is fitted with a bath and a shower over.

Upstairs there are two bedrooms with the bedroom at the front having the benefit of built in wardrobes and the other having a bulkhead cupboard housing the combination boiler.

Outside the front is fenced with a pretty picket fence and the rear offers a westerly facing garden with raised beds and patio.

Now requiring cosmetic updating in certain areas this would be brilliant for a first time buyer who enjoys a project.

Composite front door with glazed panels.

SITTING ROOM:

Double glazed window to front, radiator. Cast iron fireplace, part panelled walls, cupboards to either side of the chimney with one housing the electrical consumer unit.

DINING ROOM:

Single glazed window to rear, radiator. Cast iron feature fireplace, stairs to first floor, two understairs cupboards with one housing the gas meter, quarry tiled floor.

KITCHEN:

Modern kitchen fitted with white gloss cupboards and drawers with contrasting work surface and riser. Sink unit with spray mixer and integrated drainer. Space for fridge/freezer and washing machine. Halogen hob and double electric eye-level oven. Quarry tiled floor. Single glazed window to the side.

REAR LOBBY:

Shelving, radiator, door to garden.

BATHROOM:

Panel enclosed bath with thermostatic shower over and glass screen, WC, wash hand basin with drawers below. Heated towel rail, quarry tiled floor. Double glazed window to rear.



FIRST FLOOR:

BEDROOM:

Original sash window to rear, radiator, loft hatch, bulk head cupboard housing combi boiler.

BEDROOM:

Double glazed window to front, radiator, cast iron fireplace, built-in wardrobes.

OUTSIDE FRONT:

Enclosed by picket fence, mature shrubs, path to front door.

OUTSIDE REAR:

A westerly facing garden with patio area, raised vegetable beds, mature shrubs, shed and right of access through to No.98 via gate.

SITUATION:

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

TENURE: Freehold

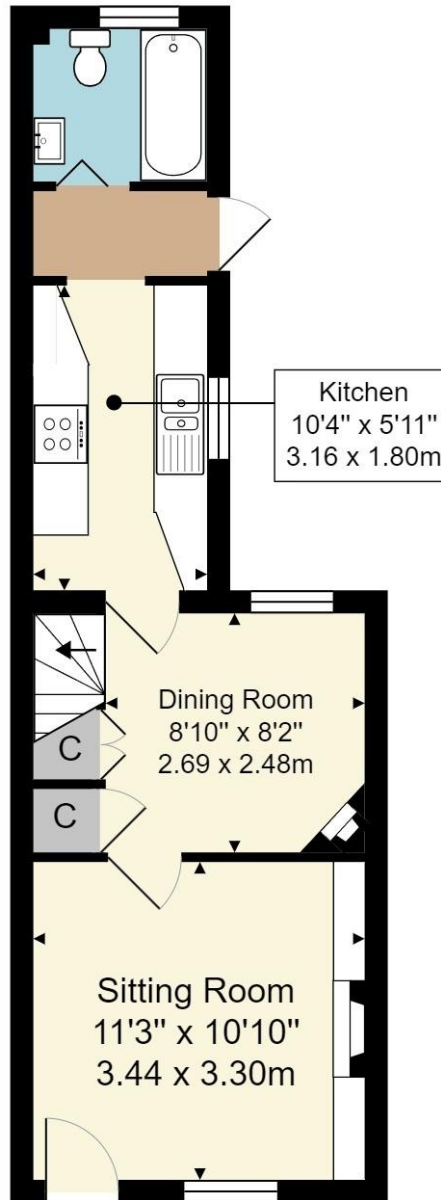
COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511311

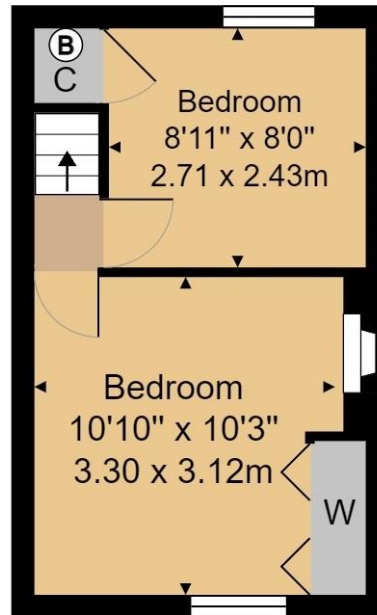
ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating
Rights and Easements - Right of access over No.98





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 553 ft² ... 51.4 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

