



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Victorian Semi Detached House
- Two Bedrooms and Loft Room
- Bathroom & Cloakroom
- Garden
- On Road Parking
- Energy Efficiency Rating: E

Nursery Road, Tunbridge Wells

£325,000

woodandpilcher.co.uk

40 Nursery Road, Tunbridge Wells, TN4 9BZ

Situated in a popular road in High Brooms, being within easy walking distance of the main line station and local shops and amenities is this substantial Victorian semi detached house. Coming in at 1146sqft this could be a great family home or first time purchase for someone with a DIY mindset.

The property has been let for many years and would benefit from a program of refurbishment works throughout.

Offering accommodation over three floors there is good size sitting room, large dining room which is open to the kitchen, a lean to which provides access to the cloakroom - the property would benefit from having this removed but a small side return extension could be put up in its place.

The first floor provides two bedrooms and large shower room which, by contrast, is relatively recent and on the top floor is the loft room. We are not aware of whether any building regulation consents exist for this.

Outside there is parking on road, and to the rear a lovely long, level garden which will provide lots of scope for a green fingered garden enthusiast.

Being sold with NO CHAIN.

Side entrance front door into property.

SITTING ROOM:

Double glazed window to front, radiator, electric fire, picture rail.

DINING ROOM:

Double glazed window to rear, radiator, understairs cupboard.

KITCHEN:

Fitted with a range of floor and wall cupboards and drawers with laminate worksurface and tiled splashbacks, electric hob, oven and extractor. Sink unit with mixer tap and drainer, double glazed window to side, door to lean to, space for fridge/ freezer.

LEAN TO:

Window and door to garden, plumbing for washing machine.

CLOAKROOM/ WC:

WC

FIRST FLOOR LANDING:

Stairs to loft room.

BEDROOM:

Double glazed window to front, radiator, built in cupboard.



BEDROOM:

Double glazed window to rear, radiator.

BATHROOM:

Walk in shower with waterfall head and tiled walls, WC, hand wash basin, double glazed window to rear, cupboard housing combination boiler, radiator.

LOFT ROOM:

Two Velux windows, radiator, eaves cupboards.

OUTSIDE FRONT:

Small hardstanding area, large mature shrubs, path down side of house and providing access to the rear.

OUTSIDE REAR:

Small patio area, large level grass area, fence bound.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, a multiscreen cinema and bowling complex.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By arrangement Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

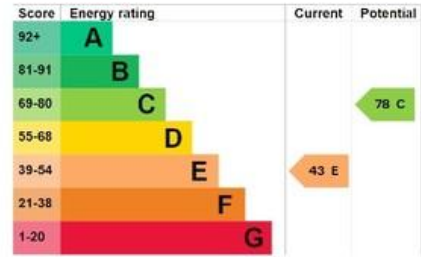
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

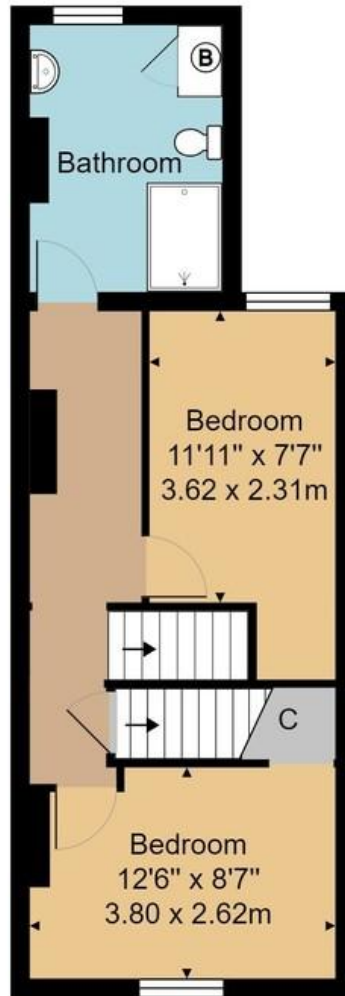
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

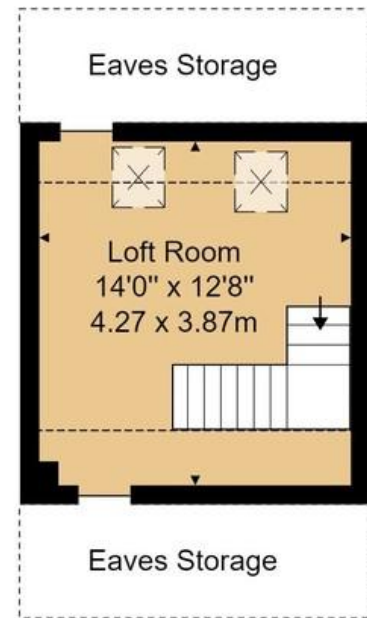




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 1146 ft² ... 106.5 m²

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