



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Cottage
- Two Bedrooms
- Attractive Rear Garden
- One Reception Room
- On-Road Parking
- Energy Efficiency Rating: F

Victoria Road, Southborough

OFFERS IN REGION OF £345,000

woodandpilcher.co.uk

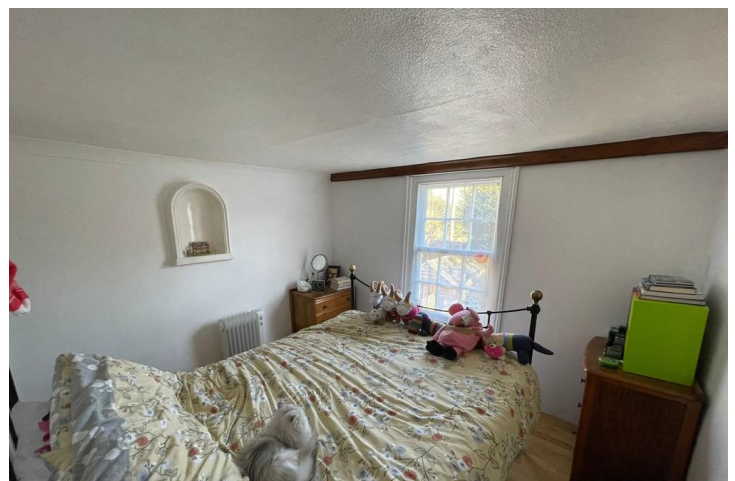


Quavers, 3 Victoria Road, Southborough, Tunbridge Wells, TN4 0SD

This charming two bedroom cottage is nestled on the edge of the picturesque Southborough Common and boasts a wealth of period features throughout. Viewing is recommended to appreciate the true charm of this lovely property.

This charming cottage is tucked behind the delightful Southborough Common with its open green spaces and woodland walks on its doorstep. Accessed via a short footpath you are greeted by the property with its new timber weatherboarding exterior. A covered front door opens into the kitchen which has modern fitted cabinets with wood effect worktops and space for the usual white goods. From the kitchen is the living room with its eye catching solid wood flooring, open-fireplace and charming bay window. There is lots of storage beneath the stairs and a door giving direct garden access.

On the first floor are the two bedrooms and bathroom. The master bedroom has lovely views to the garden along with useful fitted storage. Bedroom two is a single bedroom or ideal home office. Completing the first floor is the well-presented, modern bathroom with a bath, WC, wash basin and smart tiling. A staircase from the first floor takes you to the loft space which is great for storage and has a window and beautiful exposed beams.



Outside the property has a generous sunny garden, mainly paved but with ornamental ponds, mature shrubs, plants and bushes. There is a useful shed and secure borders. A gate at the side takes you to the front of the property.

Front Door into

KITCHEN:

Window to front, 'shaker style' with modern dark green cabinets, smart wood effect work surfaces, Space for white goods.

SITTING ROOM:

Attractive bay window, open fireplace, solid oak floor, stairs to first floor, door leading to rear garden.

First Floor

BEDROOM:

Double room, sash window overlooking garden, understairs storage.

BEDROOM:

Single room, sash window, ideal home study.

BATHROOM:

New plumbing and fittings, bath, WC, wash basin, smart wall tiles,

Second Floor.

LOFT ROOM:

Window, vaulted ceiling, exposed beams, plenty of storage space, electric supply, lighting.

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

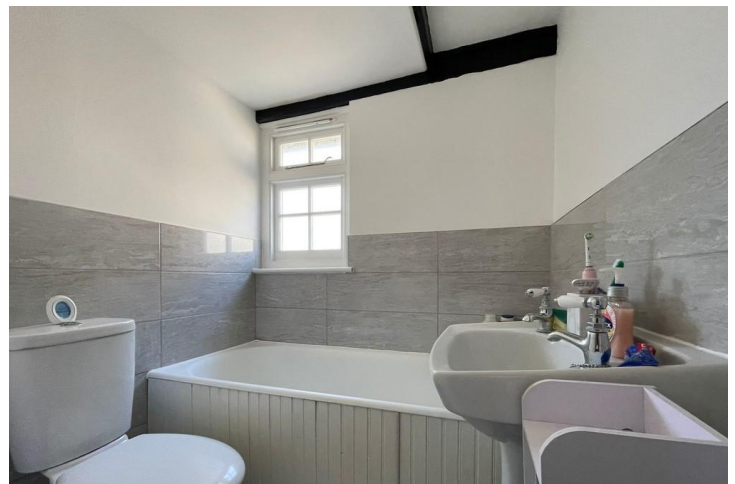
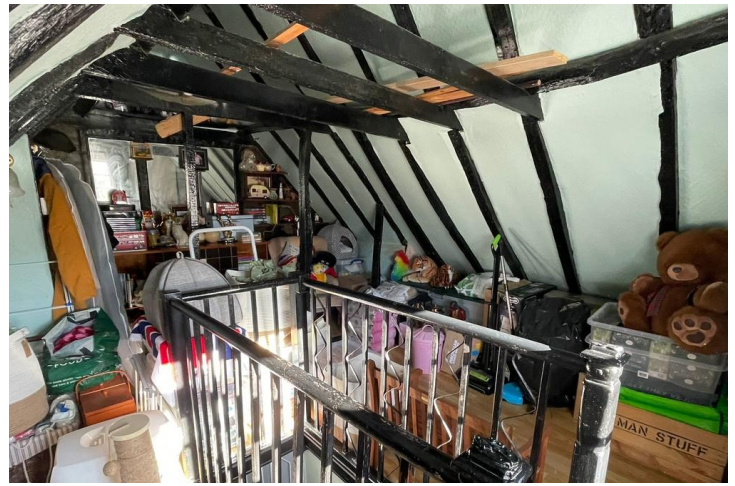
Flood Risk - Check flooding history of a property England - www.gov.uk

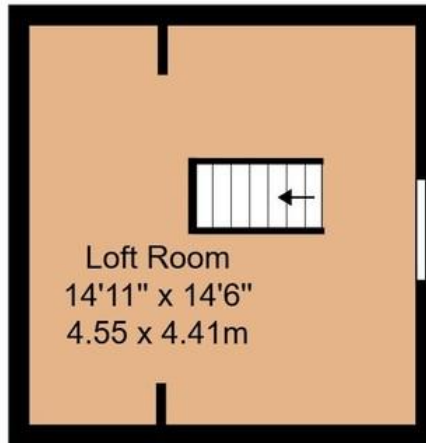
Services - Mains Water, Electricity & Drainage

Heating - Electric

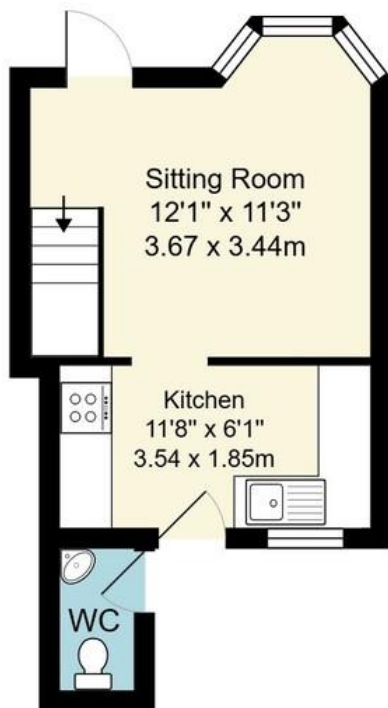
AGENTS NOTE:

There is a small portion, which is subject to a flying freehold. Please request further information from your legal advisor on this point.

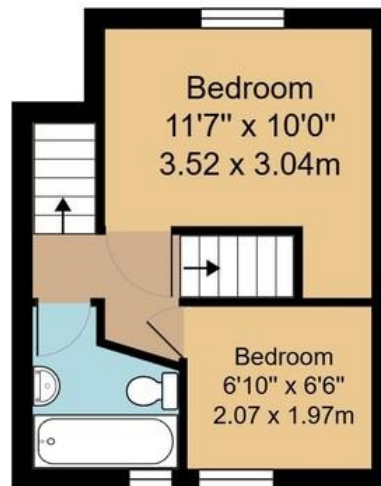




Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 674 sq. ft / 62.5 sq. m

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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