14 Douglas Road, Tonbridge, Kent, TN9 2ST

Guide Price £450,000 Freehold

Waghorn & Company

Independent Estate Agents

*** Immense scope to improve, reconfigure or extend (subject to the relevant consents) and convert into a substantial family home * Popular Meadow Lawn location close to the mainline station, vibrant High Street and favoured local schools * Excellent opportunity to acquire a proven income-generating investment with established tenants already in situ * One Room with En-suite shower room * Offering strong ongoing yield potential with immediate rental return * EPC Rating E : Council Tax Band D- £2,356.17 PA ***

The property offers excellent potential as an ongoing, income-generating investment with established tenants already in situ. Alternatively, subject to the relevant consents, it would lend itself to significant improvement and reconfiguration, offering immense scope to extend and transform into a substantial and beautiful family home in a prime and convenient location. Currently arranged as an established six-bedroom HMO, the property comprises six letting rooms, a shared bathroom, separate WC and one bedroom benefiting from an en-suite facility. Externally there is a rear garden providing outdoor space for occupants. Situated within the popular Meadow Lawn area, the property is conveniently positioned close to the mainline station, vibrant High Street and favoured local schools, making it attractive to both investors and future owner-occupiers alike. Early viewing is highly recommended to appreciate the flexibility and potential this rare opportunity provides.

Front
To the front of the property is a paved patio area with step leading to canopied entrance porch.

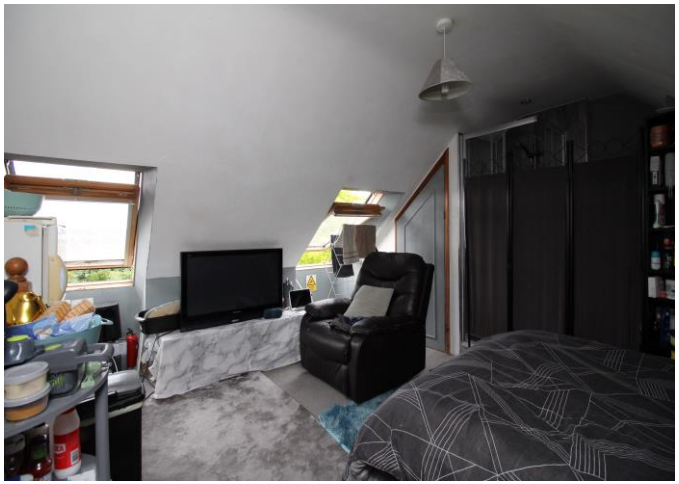
Entrance
Access is via a canopied entrance porch with door leading to entrance hall.

Bedroom 1
Double glazed bay window to front, feature fireplace and radiator.

Bedroom 2
Double glazed door to rear with matching side windows, built in storage cupboard in chimney recess and radiator.

Kitchen
Double glazed window to side, one and a half bowl stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, free standing fridge freezer, electric range cooker with extractor fan over, washing machine, under counter fridge freezer, wall mounted boiler, ceramic wall tiling and tilled flooring,

First Floor Landing
Doors to W/C, bathroom, bedrooms 3,4 &5, door to stairs leading to bedroom 6.



Bedroom 3
Double glazed window to rear and radiator.

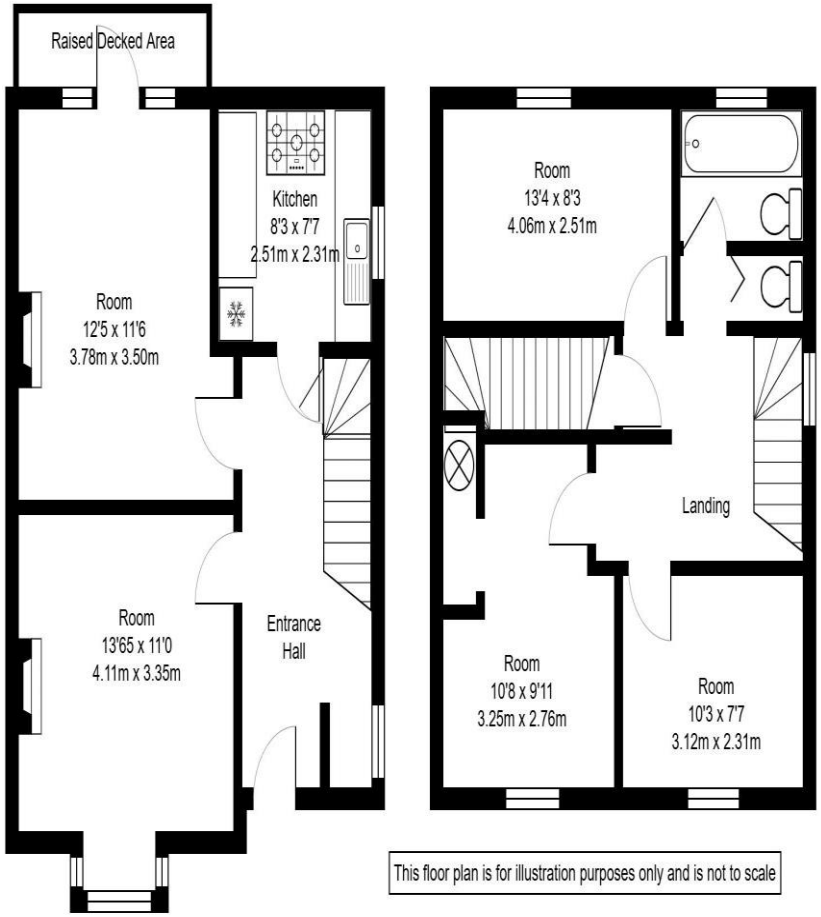
Bedroom 4
Double glazed window to front, alcove housing water tank and radiator.

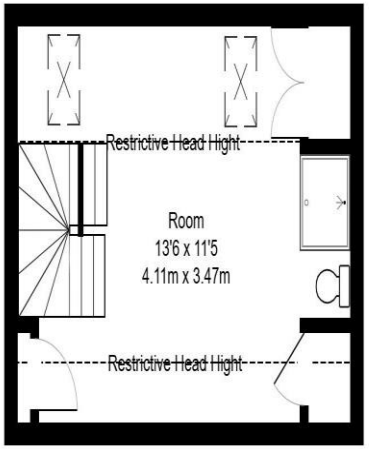
Bedroom 5
Double glazed window to front and radiator.

Bedroom 6
Accessed via door from first floor landing with stairs leading into room. Two double glazed Velux windows to rear, shower cubicle and low level W/C with inset hand wash basin and radiator.

Rear Garden
to the rear of the property is a raised decked area with steps leading down to the reminder of the garden which is mainly laid to stone shingle with patio slabs, timber shed, side pedestrian access and outside water tap.

Tenure
Freehold





This floor plan is for illustration purposes only and is not to scale

Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982