



55 Tulip Tree Close, Tonbridge, Kent, TN9 2SJ

£300,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three bedroom town house * Spacious lounge/diner * Garage & 1 Allocated Parking Space * Conveniently Central Location * No Forward Chain * EPC Rating E/ Council Tax Band D - £2,356.17P.A ***

Waghorn & Company are delighted to offer to the market this well presented, 3 bedroom town house, conveniently situated for Tonbridge Town Centre and Mainline Railway Station. The property offers spacious accommodation throughout which is highlighted by an abundance of natural light with the added benefits of 1 x allocated parking space and integral garage. An early viewing is highly recommended.

Front

Block paved stairs to front entrance door and useful storage cupboard with the remainder being laid to lawn.

Entrance

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

Entrance Hall

Stairs to first floor landing, wall mounted electric heater and doors to bedroom 3 and garage.

Bedroom 3

Double glazed window to front.

Garage

Metal up and over door to rear, under stairs cupboard and power and lighting.

First Floor Landing

Double glazed window to side, coats cupboard and door to lounge/diner.

Lounge/Diner

Living area: Two double glazed box bay windows to front and stairs to first floor landing. Dining area: Double glazed window to rear and door to kitchen.

Kitchen

Double glazed window to rear, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space for cooker and under counter fridge, space and plumbing for washing machine, extractor hood, storage cupboard with shelving, cupboard housing warm air boiler and ceramic wall tiling.

Second Floor Landing

Double glazed window to side, doors to bedrooms 1, 2 and family bathroom, access to loft and airing cupboard with slatted shelving.

Bedroom 1

Two double glazed windows to front, built-in wardrobe and over head cupboards.

Bedroom 2





Double glazed window to rear and built-in wardrobe.

Bathroom

Double glazed frosted window to rear, panelled bath with electric shower over, towel rail, wall mounted electric heater, low level WC, pedestal hand wash basin, vanity unit and ceramic wall tiling.

Rear

Path to side leading to the rear of the property which is home to residential parking and garages.

Tenure

Leasehold Lease Length: 142 years approx. Service Charge: £35 pcm Ground Rent: £45 pcm Building Insurance £170.96 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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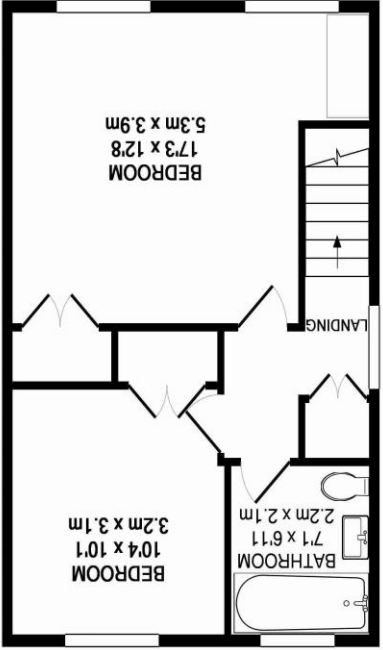
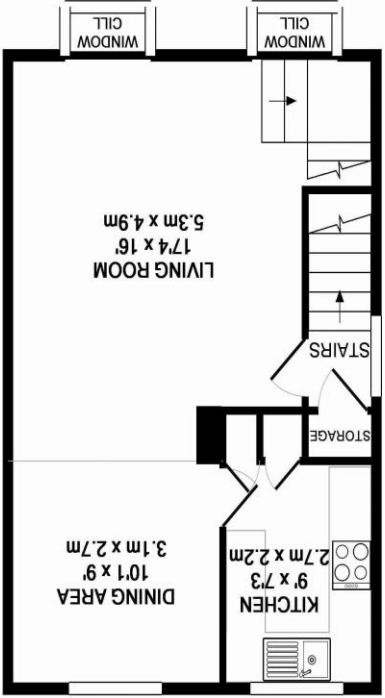
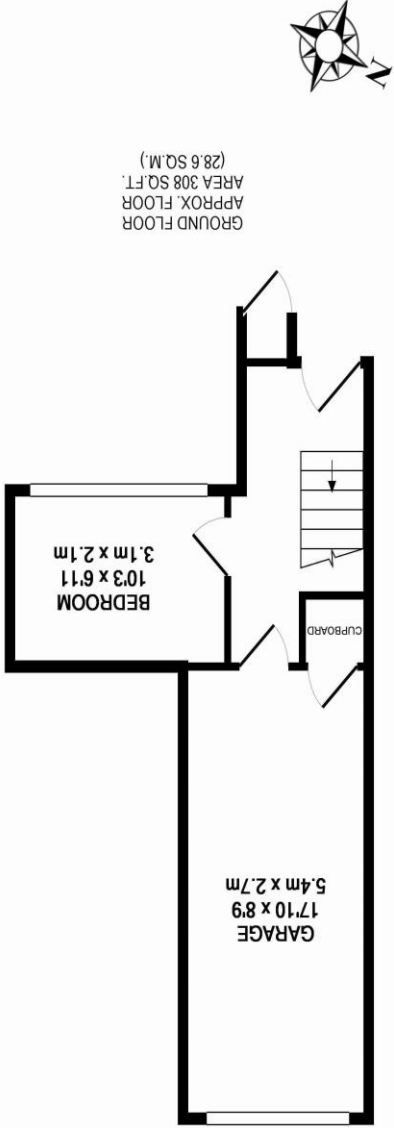
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Details No. 1 TW/JW

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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

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