



Conveniently located two double bedroom mid-terrace Victorian house, in a sought after residential road close to the town and under 10 minutes walk from the main line station.

£450,000 **Freehold**



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 2

- Sought after location
- Two double bedrooms
- Short walk to station & town
- Garden
- CHAIN FREE
- Scope for improvement

Conveniently located two double bedroom mid-terrace Victorian house, in a sought after residential road close to the town centre and under 10 minutes walk from the main line station. The property requires modernisation.

ACCOMMODATION

The front door enters into the sitting room with feature fireplace. Inner lobby with stairs to the first floor. Dining room with feature fireplace and cupboard. Kitchen with cooker, washing machine & fridge freezer. Master bedroom with built in wardrobe. Bathroom with shower over bath and screen (accessed via master bedroom). Further double bedroom.

OUTSIDE

Rear patio garden. Street parking with residents only permit from Sevenoaks Council.

UTILITIES & KEY INFORMATION

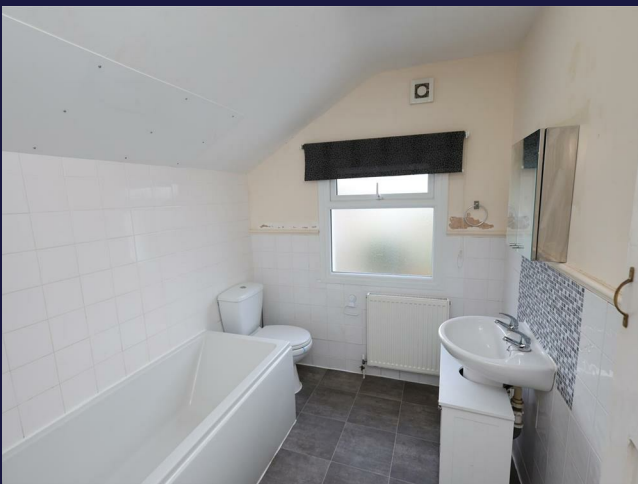
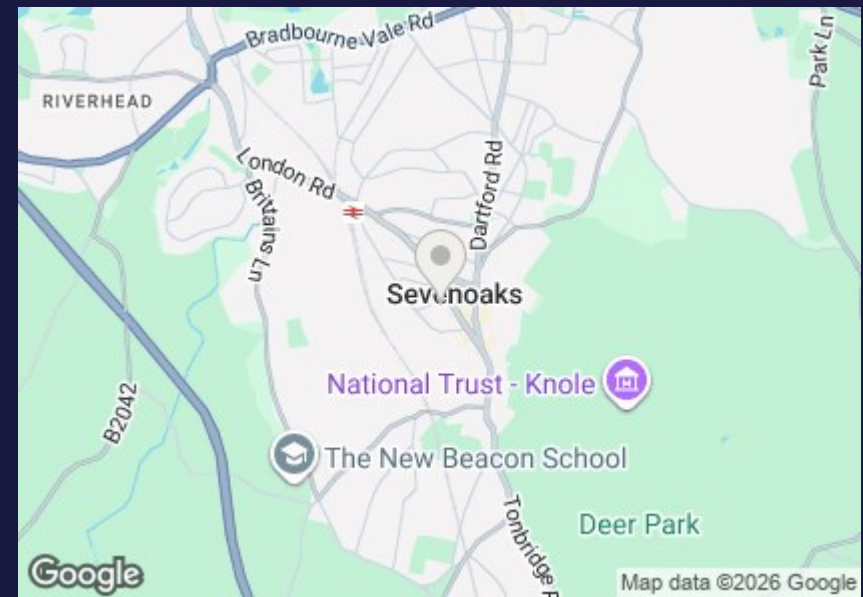
Main gas/electricity/water/sewerage

Heating: Mains gas

Local Authority: Sevenoaks District Council

Council Tax band: D

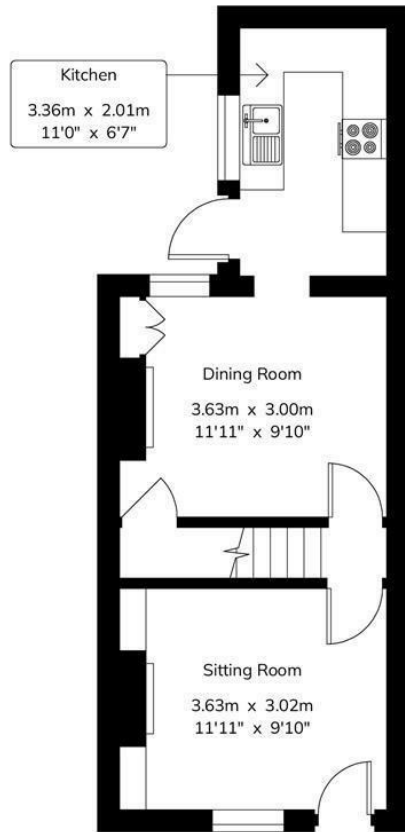




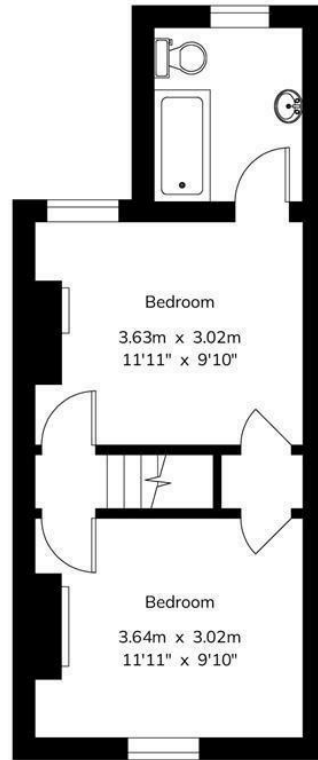
From the London Road in the town centre turn into Lime Tree Walk, the road bears round to the right, this is Victoria Road. Number 9 can be found halfway down on the left.



Gross Internal Area : 63.5 sq.m (683 sq.ft.)



Ground Floor




First Floor



For Identification Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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