



STATION ROAD, GROOMBRIDGE

TUNBRIDGE WELLS - £375,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

1 Prospect Place, Station Road, Groombridge, TN3 9QY

Sitting Room - Dining Room - Kitchen - Bathroom - Three Bedrooms - Front & Rear Gardens - On-Street Parking

A charming end-of-terrace period house offering an excellent opportunity for buyers looking to personalise a property to their taste. Arranged over three floors and situated in the picturesque village of Groombridge, the house is full of character, featuring high ceilings and original fireplaces in some of the rooms. The ground floor comprises two reception rooms and a traditional-style kitchen, which leads directly into a recently modernised bathroom. On the first floor, there are two bedrooms, with one of the bedrooms providing access via a staircase to the top floor bedroom. Outside, the property benefits from a low-maintenance front garden with parking available on street. The sunny rear garden offers a blank canvas for landscaping or further enhancement. With scope to improve and extend (subject to the necessary planning permissions), this appealing home is brought to the market with no onward chain.

Dark green solid wood door opens into:

SITTING ROOM:

Open fireplace with brick hearth and attractive part Sussex stone cheeks. Cupboard housing electric consumer unit and electric meter, wood effect laminate flooring, wall lighting, radiator, beamed ceiling, floating shelves and window to the front.

DINING ROOM:

Low-level corner unit with dark granite effect roll top worksurface and large understairs cupboard. Wood effect laminate flooring, radiator, beamed ceiling, wall lighting and window overlooking the rear garden.

KITCHEN:

A traditional style shaker kitchen with a range of high and low-level units and worksurfaces over incorporating a stainless steel sink with mixer tap. Fan assisted oven with four ring hob and space for a washing machine. Wood effect vinyl flooring, extractor fan, small loft hatch, window to side and wooden stable door leads out to the rear garden.



BATHROOM:

A recently improved bathroom comprising a panelled bath with rain head shower over and wall mounted shower attachment, WC and rectangular wash basin with mixer tap set into a vanity unit with shelving. Wall mounted cupboard housing the Worcester Bosch boiler, part tiled walling and modern ceramic tiled flooring, extractor fan and windows to side and rear.

BEDROOM:

Original feature fireplace with black painted brick cheeks, black grate and wooden mantle and two handmade wooden floating shelves. Under stairs cupboard with wooden slatted shelving unit, fitted carpet and two windows to front with fitted roller blind.

BEDROOM:

Original feature fireplace with black painted brick cheeks, black grate and wooden mantle. Stairs to second floor, fitted carpet, radiator and window overlooking the rear garden.

BEDROOM:

Fitted carpet, radiator and window to the side.

OUTSIDE FRONT:

A low maintenance garden with grey shingle flower beds, wall mounted gas meter and wall mounted lighting. Wrought iron railings and a paved pathway leads to a wooden gate with access to rear garden.

OUTSIDE REAR:

The sunny rear garden is mainly laid to lawn with flowerbed borders and enjoys a patio.

SITUATION:

Groombridge is a quaint pretty village, on the Kent/East Sussex border and home to circa 1,600 residents. The larger towns of Tunbridge Wells and Crowborough are some four and a half miles distant by road. Within the village centre there are a selection of local amenities including everyday shops, a selection of public houses and a popular and well-regarded primary school associated with the Church of St Thomas. Other points of interest include Groombridge Place with its impressive 700year history, together with easy access to beautiful surrounding countryside. Royal Tunbridge Wells & Crowborough offers an excellent and wider mix of social, retail and educational facilities, alongside regular train services to London termini.

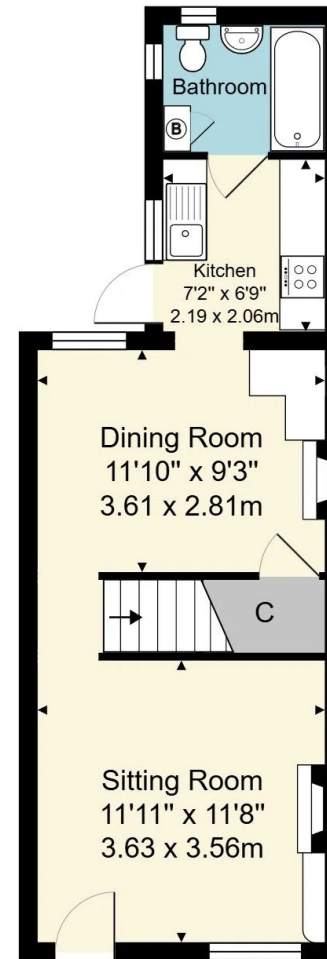
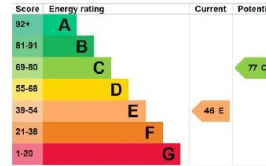


TENURE:
Freehold

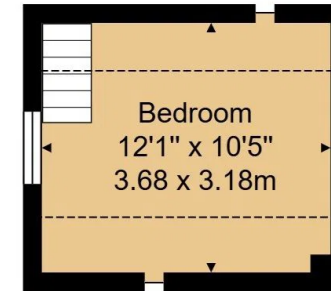
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VIEWINGS:
By appointment with Wood & Pilcher Crowborough
01892 665666

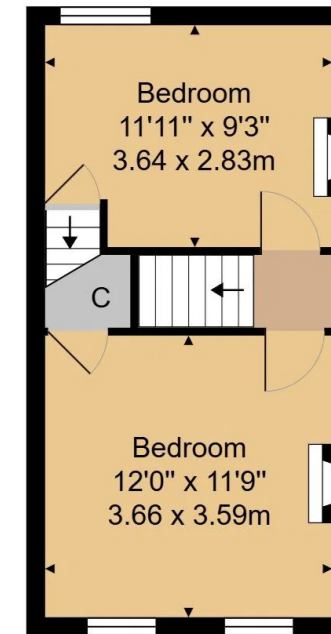
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Central Heating



Ground Floor



Second Floor



First Floor

Approx. Gross Internal Area 811 ft² ... 75.4 m²

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.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666
Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

