



SPRINGFIELD ROAD

SOUTHBOROUGH - GUIDE PRICE £350,000 - £375,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

80 Springfield Road, Southborough, TN4 0RB

Sitting Room - Kitchen - Sitting/Dining Room - Two
Bedrooms - Bathroom - Garden

This attractive two-bedroom Victorian end-of-terrace property is offered to the market chain free and presents an excellent opportunity for buyers looking to put their own stamp on a home. Full of character features including fireplaces and generous room sizes, the property offers light-filled accommodation arranged over three levels.

Positioned in a convenient location close to local amenities and reputable schools, the home benefits from on-street parking and a rear garden. The layout includes a front lounge, a spacious lower ground floor kitchen and additional reception/dining room with direct garden access, two well-proportioned bedrooms, and a large family bathroom.

To the rear a garden mainly laid to lawn with a patio seating area and useful side access.

This is a fantastic opportunity for first-time buyers, investors, or those seeking a character property with potential in a sought-after location.

OUTSIDE FRONT:

Steps lead up to the property via a small frontage area

SITTING ROOM:

Accessed via a front door with glass inserts, this bright and airy room features a large double glazed window to the front, wood laminate flooring, radiator, and an iron fireplace with wooden mantle. Additional storage is provided via a built-in unit with shelving and housing for meters.

HALLWAY:

With continuation of the wood flooring, the hallway provides access to all levels, featuring stairs down to the lower ground floor and carpeted stairs rising to the first floor.



BATHROOM:

A spacious family bathroom featuring a characterful iron fireplace with brick surround and wooden mantle. Comprising a pedestal sink, bath with tiled surround and wall-mounted shower controls with adjustable head, radiator, and wall-mounted cabinet. A full-height storage cupboard houses the boiler and provides ample shelving. Finished with grey slate tiled flooring and a double glazed window to the rear.

FIRST FLOOR LANDING:

Carpeted stairs lead to the first floor accommodation.

BEDROOM:

A light and airy double bedroom with double glazed window to the front, radiator, carpeted flooring, and an attractive iron fireplace with wooden mantle. Includes a built-in storage cupboard with shelving and hanging rail.

BEDROOM:

A well-proportioned second bedroom featuring a double glazed window to the rear, radiator, carpeted flooring, and iron fireplace with wooden mantle. Benefits from a three-door storage cupboard with hanging rail.

LOWER GROUND FLOOR

KITCHEN:

Fitted with a range of shaker-style wall and base units with worktops over, incorporating a 1½ bowl aluminium sink with drainer. Equipped with an electric oven and hob with extractor over and perspex splashback. Space provided for dishwasher, washing machine, and tall fridge freezer. Features wood laminate flooring, radiator, and double glazed window to the front.

LOUNGE/DINING ROOM:

A versatile second reception space with continuation of wood laminate flooring, radiator, and useful under-stairs storage. Sliding patio doors provide direct access to the rear garden, creating a bright and sociable living area.

OUTSIDE REAR:

A fully enclosed garden, mainly laid to lawn with a paved patio area ideal for outdoor seating. Includes a wooden garden shed and is bordered by fencing with mature trees beyond, offering a good degree of privacy. Side access leads to the street.



SITUATION:

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also w

TENURE:

Freehold

COUNCIL TAX BAND:

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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, Gas, Electricity & Drainage
- Heating - Gas Central Heating
- Rights and Easements - Victorian Access Right Of Way Through Garden To Alleyway

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.

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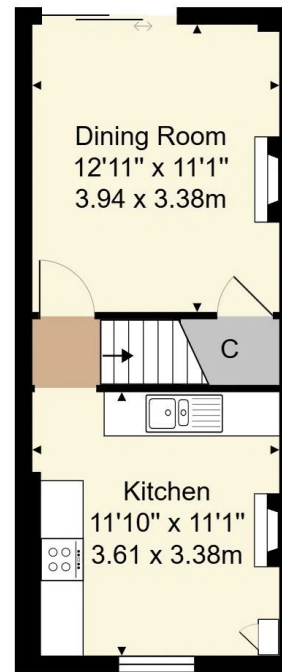
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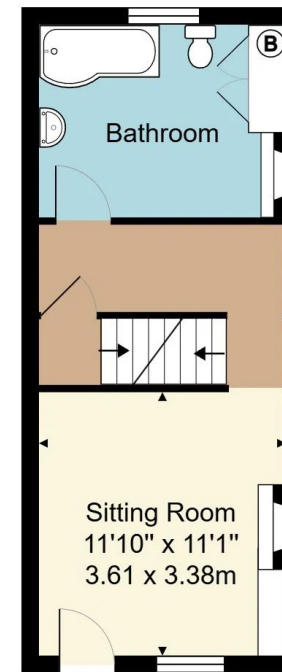
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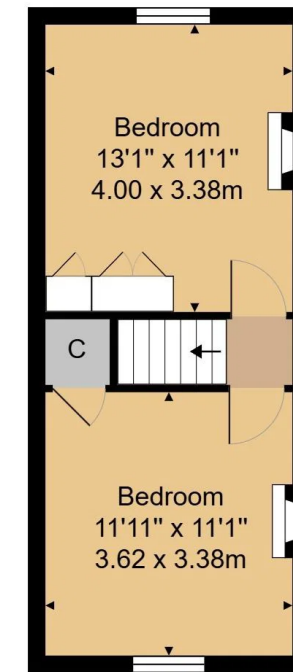
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 944 ft² ... 87.7 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.