

NORMAN ROAD

TUNBRIDGE WELLS - £350,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

58 Norman Road
Tunbridge Wells, TN1 2RP

Hallway - Cloakroom - Two Reception Rooms - Kitchen - First Floor Landing - Two Bedrooms - Bathroom - Off Street Parking - Side Courtyard Garden

A charming and characterful two bedroom Victorian end-of-terrace house, ideally situated just off Camden Road in Tunbridge Wells, within easy reach of a variety of local shops, cafés and restaurants. The property offers well-proportioned accommodation comprising two reception rooms, a fitted kitchen, ground floor cloakroom, two good sized bedrooms and a family bathroom. Externally, the property benefits from a private courtyard garden and the added advantage of off-road parking. An appealing period home combining character, practicality and a convenient location.

Front entrance door to:

HALLWAY:
Staircase straight ahead, door to:

CLOAKROOM:
Push flush low level WC, wash hand basin, under stairs storage, tiled floor.

RECEPTION ONE:
Dual aspect, two UPVC double glazed windows to front and side, inset spotlights, storage cupboard, radiator.

RECEPTION TWO:
Fireplace with hearth and woodburning stove, inset spotlights, radiator. Double glazed patio door to side courtyard garden.

KITCHEN:
Fitted with a range of wall and base units with worktops over. Sink unit with mixer tap. Neff electric oven and gas hob with extractor over. Plumbing for washing machine, storage cupboard, tiled splashbacks, inset spotlights, tiled floor. Double glazed door and window to rear.







Staircase to **FIRST FLOOR LANDING:** Access to loft, doors to

BEDROOM ONE:
Radiator, storage cupboard. Two double glazed windows to front,

BEDROOM TWO:
Radiator, storage cupboard. Double glazed window to side.

BATHROOM:
Low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap. 'Vaillant' boiler, airing cupboard, heated towel rail, part tiled walls. Frosted double glazed window to rear,

OUTSIDE REAR:
Off street parking and pathway (next door have right of way).

OUTSIDE SIDE:
Side courtyard garden with Indian sandstone paving, flower borders, shrubs and gates to driveway.

SITUATION:
Norman Road is a popular residential location sitting well between the town's two main line railway stations - Tunbridge Wells and High Brooms both being less than one mile away. There is especially good access to the town centre along Camden Road where one can find the majority of independent retailers and restaurants in the town – an area that is pleasingly quirky. Beyond this, the town centre itself is some five minutes walk with a selection of multiple retailers at the Royal Victoria Place Shopping Centre and nearby Calverley Road, alongside a further group of independent retailers, restaurants and bars between Mount Pleasant and the Pantiles. Other advantages of the area are the recently refurbished Grosvenor and Hilbert Park with its sports pitches, play areas and ancient woodlands, as well as easy access to the nearby North Farm Retail Estate and a host of highly regarded schools both at primary, secondary, independent and grammar levels.





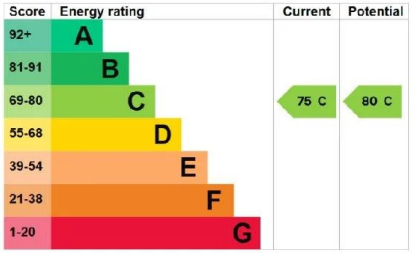


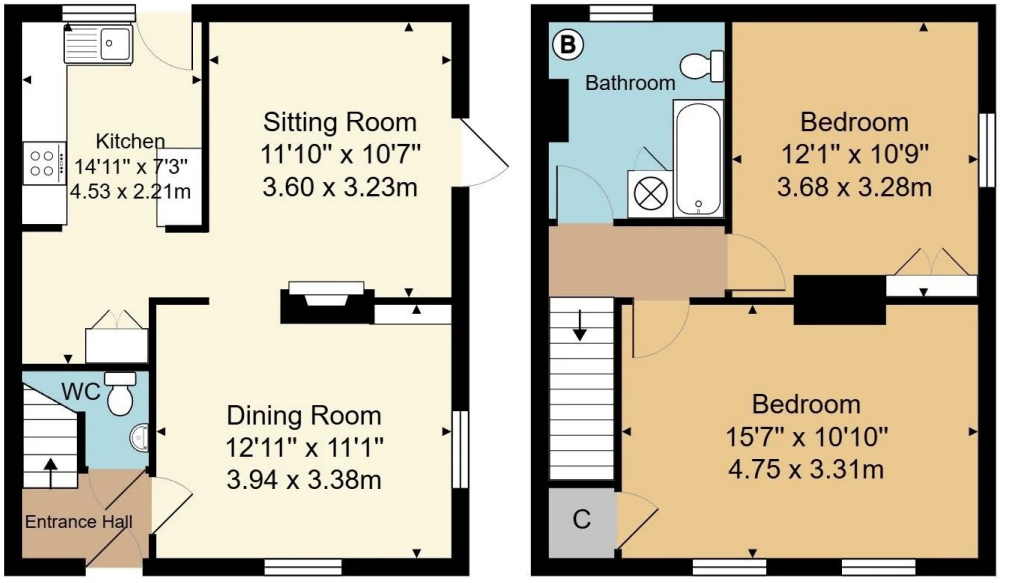
TENURE:
Freehold

COUNCIL TAX BAND:
A

VIEWING:
By appointment with Wood & Pilcher 01892 511211

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 Fired Central Heating





Ground Floor **First Floor**

Approx. Gross Internal Area 883 ft² ... 82.0 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.

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