ST. STEPHENS COTTAGES, STANLEY ROAD

TUNBRIDGE WELLS - £300,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

17 St. Stephens Cottages, Stanley Road, TN1 2RN

Sitting Room With Log Burner - Kitchen/Diner - Rear Lobby - Bathroom - First Floor Landing - Two Bedrooms - Front & Rear Gardens - Permit Parking

Situated in a tucked away location in the town centre you would never know these cottages exist! This charming period cottage has has been tastefully decorated in a style in keeping with the age of the property but with the advantage of triple glazing fitted throughout as well as a combination boiler. The living room has a working log burner fitted which practically heats the whole house! There is a kitchen/dining room with plenty of storage and all the usual appliances. The bathroom is also modern, and although downstairs this means you have two excellent sized double bedrooms upstairs. There is the ability to extend above the bathroom thus creating an upstairs bathroom if desired, as the previous owners sought pre-planning advice. Externally there are low maintenance gardens and a lovely aspect. We have no hesitation in recommending a viewing.

Double glazed front door opening into:

SITTING ROOM:
Triple glazed window to front, radiator, log burner with cupboards to either side of chimney, stairs to first floor, wood floor.

KITCHEN/DINER:
Fitted with a range of traditional style wall and base cupboards and drawers with a matching white worksurface fitted above. One and a half bowl sink unit with mixer tap and drainer. Inset four ring electric hob with oven under and filter hood above. Space and plumbing for washing machine. Tiled splashback, tiled floor, wall mounted combi boiler. Triple glazed window to rear and triple glazed door to garden.

REAR LOBBY:
Large cupboard with lots of space for shoe racks and coats/ storage for sports equipment etc.

BATHROOM:
Fitted with a suite comprising a bath with telephone style mixer tap and wall mounted shower attachment, hand wash basin, WC, tiled walls, tiled floor, radiator. Triple glazed window to side.

LANDING:
Loft hatch, thermostat.

BEDROOM:
Triple glazed window to front, cast iron feature fireplace, large built in wardrobe, radiator.

BEDROOM:
Triple glazed window to rear, cast iron feature fireplace, radiator.

OUTSIDE FRONT:
The property is approached via a footpath to the terrace of just five properties. There is a fence enclosing the front garden, with raised gravel beds, and a central path leading to front door.

OUTSIDE REAR:
To the rear the garden is paved, with plenty of space for seating area, a beautiful climbing rose and hanging baskets. There is a rear access along the back of the properties for removal of garden waste/ bins etc.

PARKING:
All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.

SITUATION:
Stanley 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:
C

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
Rights and Easements - Informal agreement for access to the rear for bin collection

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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The Property Ombudsman
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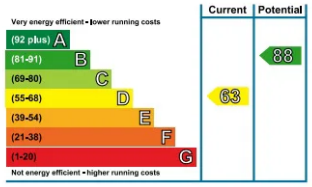

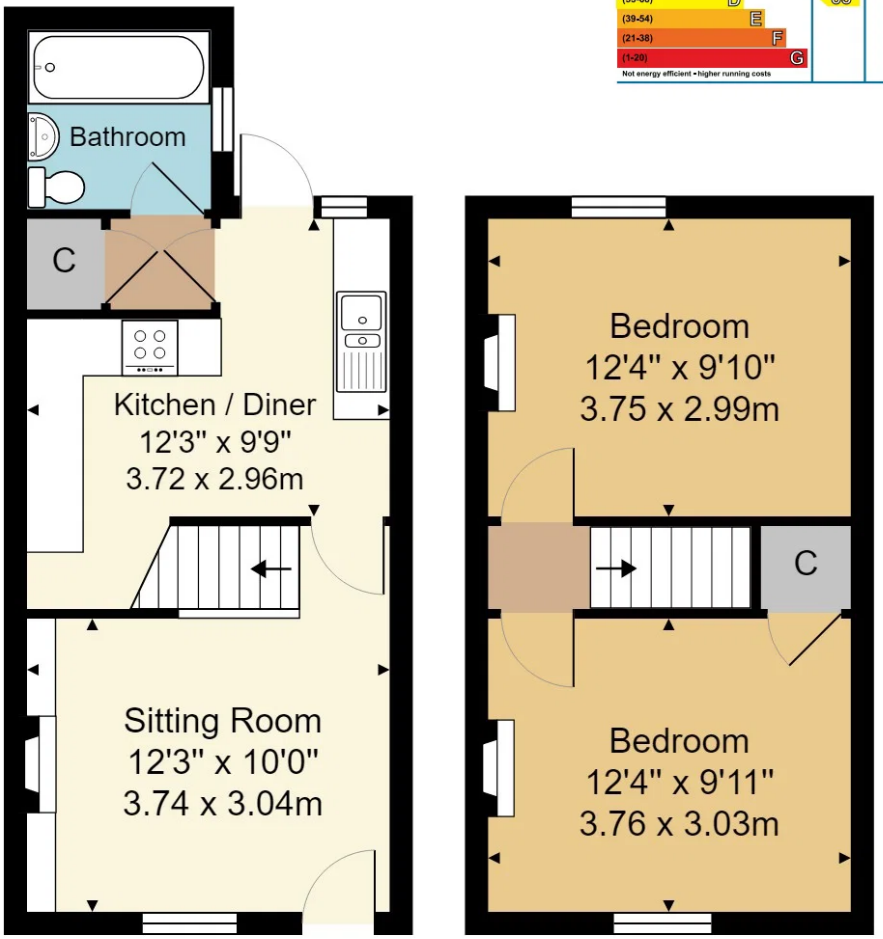

Ground Floor **First Floor**

Approx. Gross Internal Area 621 sq. ft / 57.7 sq .m

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.