



## 45 Baltic Road, Tonbridge, TN9 2LU

Guide Price £350,000

Jack Charles are delighted to offer for sale this well presented two bedroom semi detached house situated in an elevated position enjoying far reaching views across Tonbridge and the surrounding countryside. The property offers well balanced accommodation and benefits from a generous rear garden.

Internally the property comprises an entrance hall with stairs rising to the first floor. The living room is positioned to the front of the property and provides a bright and comfortable reception space with a feature fireplace and useful built in storage. To the rear there is a kitchen breakfast room fitted with a range of wall and base units, work surfaces and space for appliances, with a door providing direct access to the rear garden.

To the first floor there are two bedrooms and a family bathroom fitted with a bath, wash hand basin and WC.

Externally the property enjoys a particularly good sized rear garden which is mainly laid to lawn with a decked seating area and garden shed, providing an excellent space for outdoor entertaining while enjoying the open outlook. To the front there is a well maintained garden area and pathway leading to the entrance.

The property is conveniently located for local shops, schools and amenities while Tonbridge town centre and mainline station are within easy reach providing services into London.

- Semi Detached House
- 2 Double Bedrooms
- Lounge
- Kitchen / Diner
- EPC rating D
- Patio / Decking Area / Shed
- Long lawned garden
- Views over the town
- Storage space to the side

### Viewing

Please contact our Jack Charles Tonbridge Office on 01732 75 75 80 if you wish to arrange a viewing appointment for this property or require further information.



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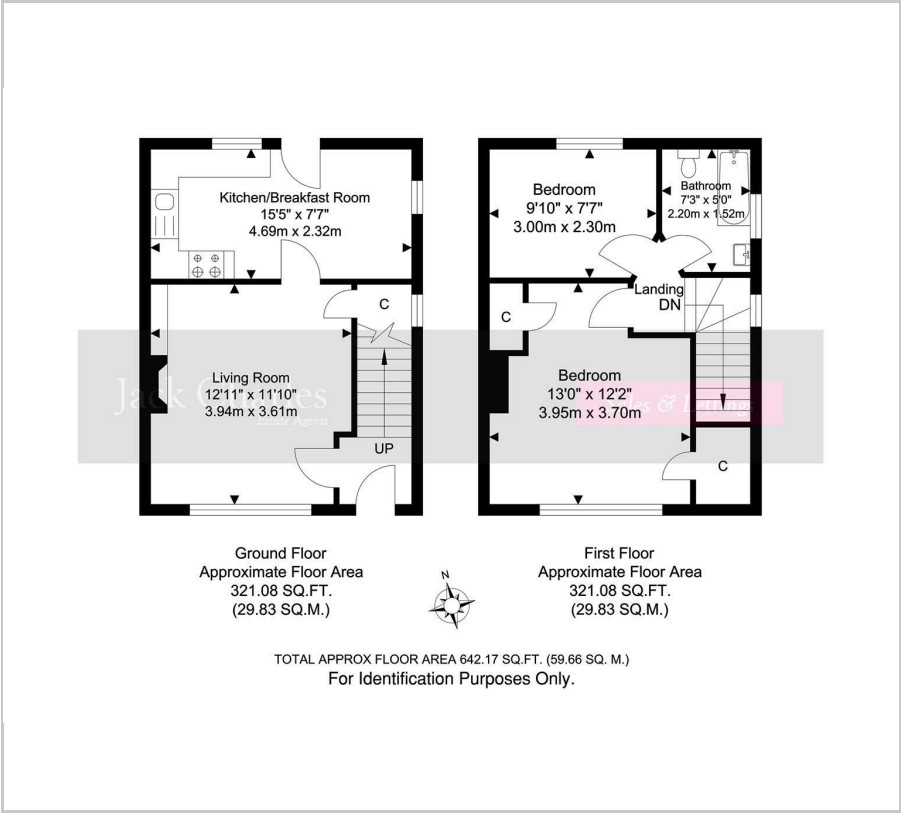


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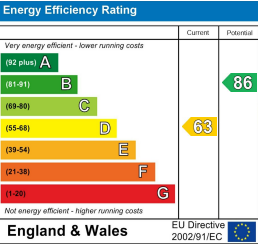
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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