



CHURCH ROAD

PEMBURY, TUNBRIDGE WELLS - £349,950



WOOD & PILCHER

Sales, Lettings, Land & New Homes

30 Church Road
Pembury, Tunbridge Wells, TN2 4BT

Wonderful Refurbishment Opportunity

Entrance Hall - Sitting Room - Kitchen/Dining Room -
Utility Room - Downstairs Cloakroom - Stairs To First
Floor Landing - Two Double Bedrooms - Large Bathroom
- Double Glazing - Gas Central Heating - Large Rear
Garden - Driveway To Carport With Electric Roller Door -
No Through Road Position In Popular Village Location -
Vacant Position - No Forward Chain

This two-bedroom semi detached home in need of some modernisation would provide an excellent opportunity to restyle a home to your own style and with room to the side and a large rear garden, the property also offers excellent potential to extend, subject to obtaining the necessary consent. At present the property is arranged with two bedrooms and bathroom on the first floor, a downstairs sitting room and a kitchen/diner open plan to a utility space. Externally there are useful workshops and the carport to the side has an electric roller door providing access to a covered car park space. The property is situated on the northern edge of Pembury village with excellent access to the A21 and is still within walking distance of the village centre of Pembury itself. The property is vacant and available for immediate viewing.

Accommodation comprises double glazed entrance door to:

ENTRANCE HALL:

Central heating thermostat, single radiator.

SITTING ROOM:

Window to front, stone fireplace with open grate and stone hearth, single radiator, coved ceiling, recessed shelving. Door to:

KITCHEN/DINING ROOM:

Fitted with a range of wall and base units with worktops over. Gas hob and electric oven with filter hood. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Single radiator, vinyl flooring, tiling adjacent to worktops. Freestanding fridge/freezer. Open aspect to:



UTILITY ROOM:

Space for washing machine, freezer etc. Wall cupboards, sink, radiator, side window.

Door from kitchen leads to a small side lobby with stable door giving access to the carport. Understairs storage area.

DOWNSTAIRS CLOAKROOM:

Low level WC, wall mounted 'Worcester' gas fired boiler, window to side.

Stairs from the entrance hall lead to the FIRST FLOOR LANDING:

Window to side, single radiator, access to loft space.

BEDROOM 1:

Window to front, radiator, built-in cupboards.

BEDROOM 2:

Window to rear, single radiator, power points, cupboard with radiator for airing clothes etc.

BATHROOM:

Corner bath with electric shower over, low level WC, wash hand basin with mixer tap and cupboards beneath. Tiled surrounds, single radiator, vanity mirror with light, window, extractor fan.

OUTSIDE REAR:

A patio area leads to a good sized garden being mainly laid to lawn with fencing to boundary, small pond, selection of shrubs and plants, storage shed and useful workshop and brick built store, outside tap, side access to the front via the carport which has outside lighting and electric roller door.

OUTSIDE FRONT:

Mature garden with shrubs, plants, lawn, small patio area, path to entrance and driveway providing off road parking leading to the carport.



SITUATION:

The property is located on the northern edge of Pembury village with good access to both Tunbridge Wells and the A21 bypass road leading to London and the South Coast. The popular village of Pembury itself has an excellent primary school whilst the village centre has a selection of local shops, doctor surgery, post office, library and Tesco supermarket. The property is approximately 3.5 miles away from Tunbridge Wells town centre where there are extensive shopping facilities offered at the Royal Victoria Place shopping mall and Calverley Road pedestrianised precinct. There is a choice of mainline stations nearby at either Tunbridge Wells. High Brooms or Paddock Wood, all of which offer fast and frequent train services to London. Nearby recreational facilities include a selection of sports clubs including golf, cricket and rugby, excellent local parks, a selection of public houses and easy access to the surrounding countryside of Kent and Sussex.

TENURE:

Freehold

COUNCIL TAX BAND:

D

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

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.



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

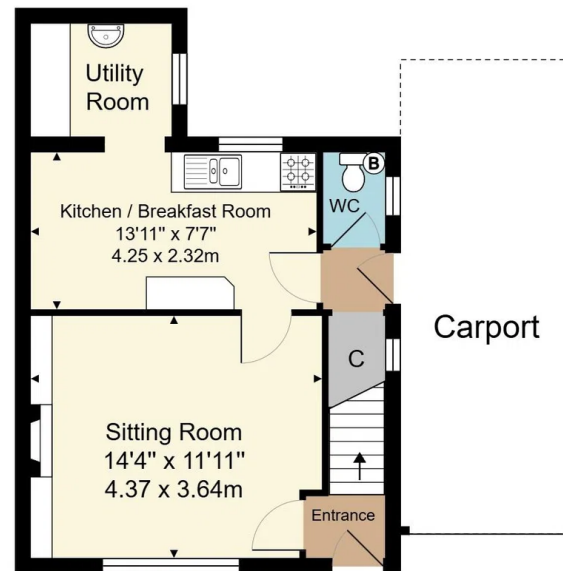
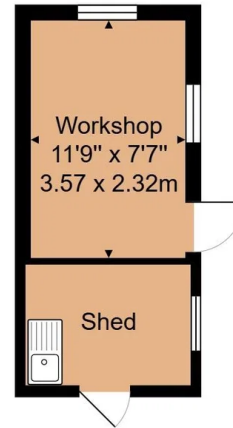
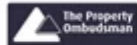
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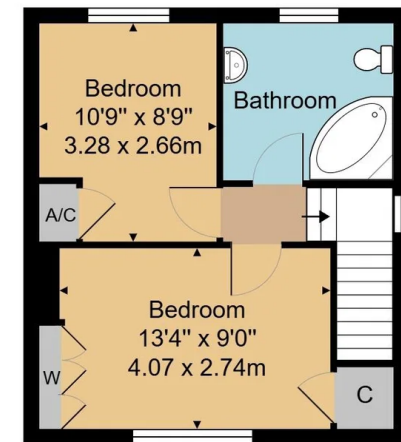
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

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Ground Floor



First Floor

House Approx. Gross Internal Area 743 sq. ft / 69.0 sq. m

Outbuilding Approx. Internal Area 140 sq. ft / 13.0 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.