



CLEEVE AVENUE

TUNBRIDGE WELLS - GUIDE PRICE £500,000 - £525,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

9 Cleeve Avenue
Tunbridge Wells, TN2 4TY

Entrance Porch - Entrance Lobby - Kitchen - Lounge With Attractive Views - Three Bedrooms - Bathroom - Separate WC - Front Garden - Private Driveway - Single Garage - Rear Garden With Detached Wooden Summerhouse

Offered as top of chain, a three bedroom link detached bungalow with a spacious lounge/dining room, pretty enclosed rear gardens, semi rural views to the front and private parking in the form of a garage and further driveway. The property would benefit from modernisation and refurbishment in areas but offers excellent potential for peaceful living on a quiet cul-de-sac towards the edge of Tunbridge Wells. A glance at the attached floorplans will give a feel for the flow of the property and the excellent room sizes throughout. Bungalows are not common in Tunbridge Wells - consequently, we would advise interested parties to book an immediate appointment to view.

Access is via a partially glazed opaque door to:

ENTRANCE PORCH:

Areas of exposed brickwork, areas of fitted shelving, partially glazed opaque door to:

ENTRANCE LOBBY:

f a good size with textured ceiling, loft access hatch, fitted carpet, fitted coat rails, radiator, areas of fitted shelving. Door leading to a cupboard with inset hot water cylinder and areas of fitted shelving. Doors leading to:

KITCHEN:

Range of wall and base units with a complementary work surface. Inset single bowl stainless steel sink. Inset four ring 'Logik' electric hob and electric oven below. Door to a cupboard housing a washing machine with areas of shelving above forming a pantry. Space for slimline dishwasher and space for American style fridge freeze. Feature tiled floor, textured ceiling, tiled splashback, radiator, wall mounted thermostatic control. Good general storage space. Wall mounted 'Suprima' boiler. Space for slim table and chairs. Louvred door to a further storage space with areas of shelving and further general storage. Double glazed windows to side and front each with fitted roller blinds.



LOUNGE:

Of a good size and with ample room for lounge furniture and entertaining. Attractive views to the front through double glazed windows to farmland beyond. Two radiators, textured ceiling with cornicing, various media points.

BEDROOM:

Carpeted, radiator, textured ceiling, cornicing. Space for double bed and associated bedroom furniture. Double glazed window to the side.

BATHROOM:

Fitted with a panelled bath with mixer tap over and fitted shower curtain rail, wall mounted 'Mira' electric shower, pedestal wash hand basin. Feature tiled floor, part tiled walls, radiator, wall mounted mirror fronted cabinet, textured ceiling. Opaque double double glazed window to the side.

WC:

Low level WC, tiled floor, part tiled walls, radiator. Opaque double glazed window to the side.

BEDROOM:

Carpeted, radiator, textured ceiling. Space for double bed and associated bedroom furniture. Double glazed windows to the rear.

BEDROOM:

Carpeted, radiator, textured ceiling. Space for bed and associated bedroom furniture. Double glazed French doors to the rear garden.

OUTSIDE FRONT:

The front of the property is set to grass with a flower bed to the immediate front of the property with mature shrub plantings. A path leads from the pavement to a side gate. There is a private driveway for two vehicles in a tandem style leading to a single garage

OUTSIDE REAR:

The rear garden has areas of low maintenance paving to the immediate rear of the property with ample room for garden furniture and for entertaining.



A path runs down the side leading to a courtesy door and in turn the private garage. Good bin storage space. Retaining brick wall with steps leading up to a higher level lawn area, retaining wooden fencing, higher level beds adjacent to the rear fenced area and a detached wooden Summer House.

SITUATION: The property is located on Cleeve Avenue on the eastern side of Royal Tunbridge Wells. It is close to the favoured Dunorlan Park and a popular bowls club with convenience shops a short walk away. There is a local bus service that runs every 30 minutes to the town centre which is a little over a mile distant with its excellent mix of social, retail and educational facilities. These include a number of sports clubs and societies and numerous retail opportunities at the Royal Victoria Place shopping centre and adjacent Calverley Road precinct. The town also has a wider range of primary independent retailers, restaurants and bars located between Mount Pleasant and the Pantiles as well as along Camden Road. There are also two mainline railway stations providing services to London and the South Coast.

TENURE: Freehold
 COUNCIL TAX BAND: E
 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

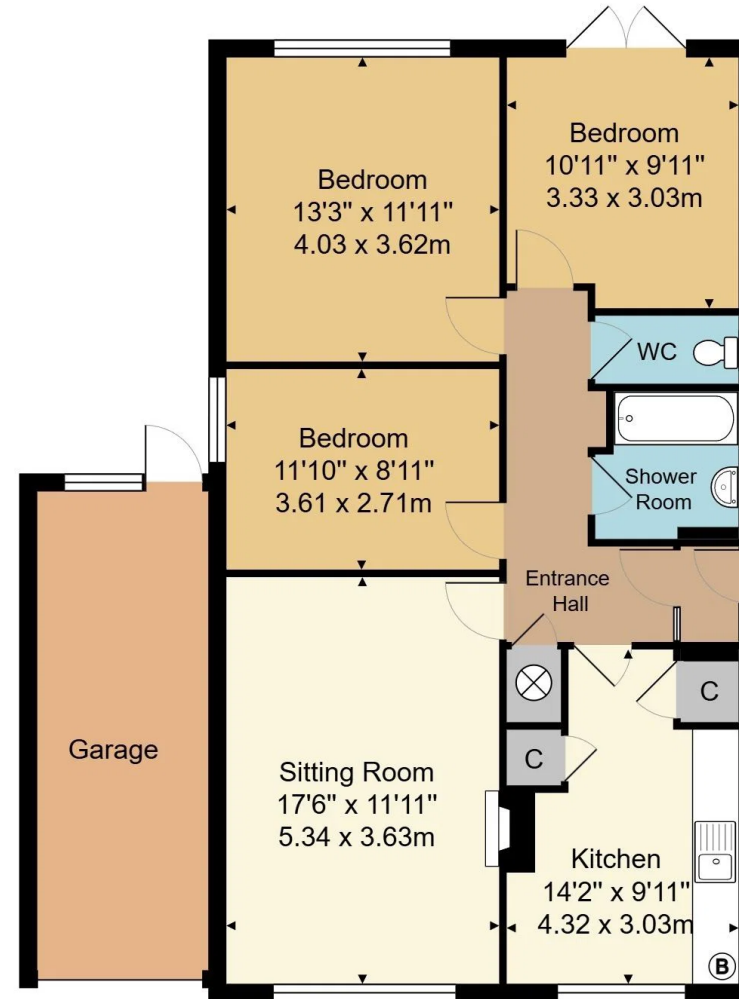
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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
Tel: 01892 511211
 Email:
 tunbridgewells@woodandpilcher.co.uk
 BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH &
 ASSOCIATED LONDON OFFICE
 www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
56-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 897 ft² ... 83.3 m² (excluding garage)

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.