



10 Gladstone Road, Tonbridge, TN9 1UE.

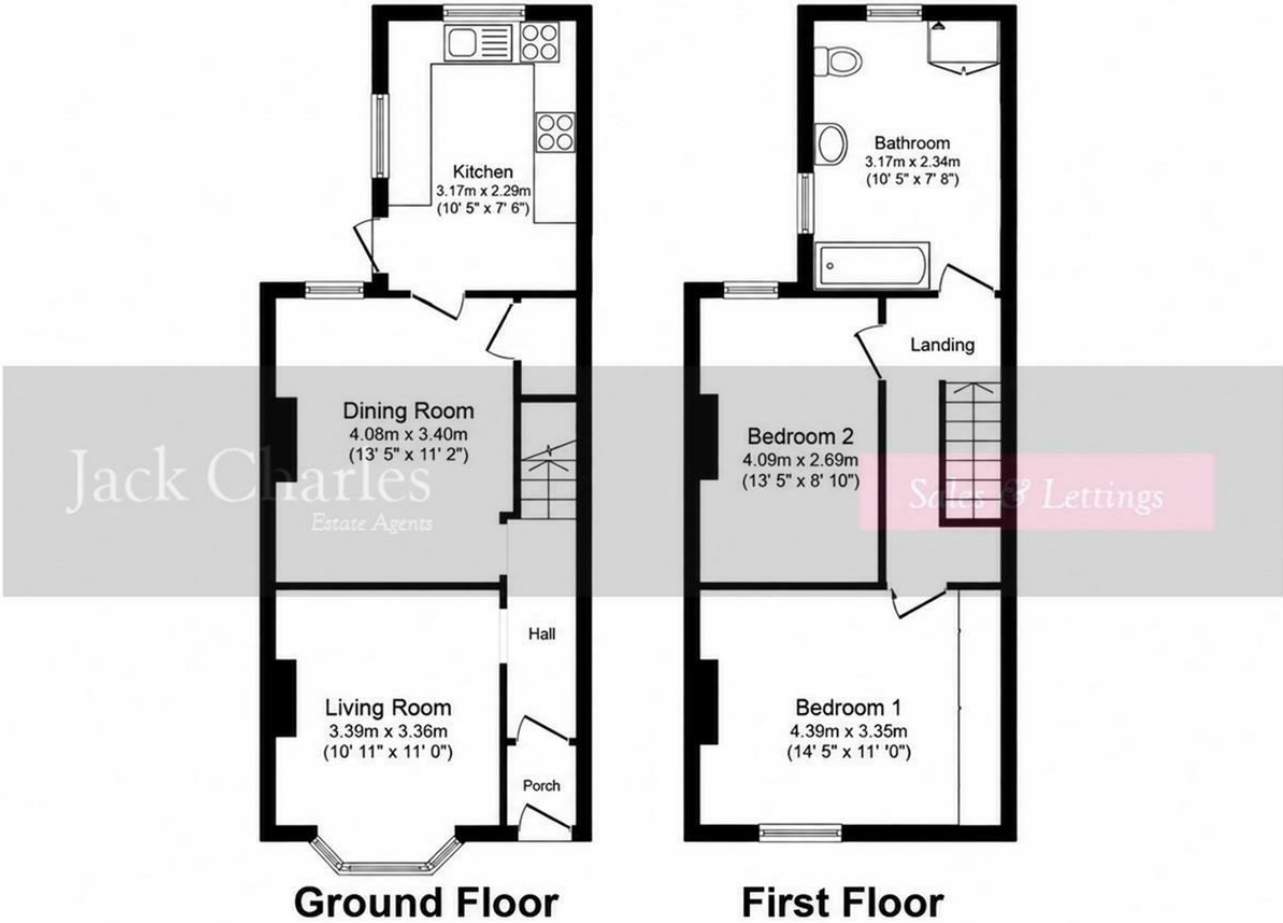
Asking price £395,000

Jack Charles
Estate Agents

Sales & Lettings

- Characterful Victorian terraced home
 - Separate dining room with original fireplace
 - Approximately 40ft established rear garden
- Two generous double bedrooms
 - Scope for modernisation and improvement
 - Permit parking available
- Spacious bay fronted living room
 - Large first floor bathroom
 - Convenient for Tonbridge railway station and town centre

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	63
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area 65.5 m² (620 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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To Be Sold

Jack Charles are delighted to offer for sale this characterful two bedroom Victorian terraced home, ideally positioned along a quiet residential street within easy reach of Tonbridge railway station and the town centre.

The property presents an excellent opportunity for purchasers looking for a period home that they can update and personalise over time. A number of attractive original features remain, including traditional fireplaces and internal doors, which combine with the generous room proportions to give the house plenty of charm and character.

The accommodation begins with an entrance porch opening into the hallway. To the front is a spacious living room featuring a traditional bay window with seating beneath, allowing plenty of natural light into the room, together with an original Victorian fireplace.

The separate dining room is another well proportioned reception space and features an original Victorian fireplace with wooden mantle and surround. There is a useful understairs storage cupboard and steps leading down into the kitchen.

The kitchen is positioned to the rear and is fitted with a range of wall and base units, work surfaces, sink, gas hob and electric oven, together with plumbing and space for further appliances. Whilst functional, the kitchen would benefit from modernisation and provides an excellent opportunity for a new owner to create a space tailored to their own requirements. A door provides direct access into the rear garden.

To the first floor are two generous double bedrooms. The principal bedroom is positioned to the front and includes built in shelving and hanging space, whilst the second bedroom overlooks the rear garden. Both rooms enjoy good levels of natural light.

Also on the first floor is a particularly spacious family bathroom comprising a panelled bath with electric shower and screen, WC and pedestal wash hand basin. There is useful storage together with a cupboard housing the Worcester Bosch boiler. The landing also provides access to the loft, which benefits from a ladder and power.

Externally, the property has a pretty front garden with a pathway leading to the entrance.

The established rear garden extends to approximately 40ft and has been arranged with ease of maintenance in mind. It is predominantly paved and features a selection of mature shrubs and trees, a pergola, shed, outside lighting and outside tap. Pedestrian side access is available across a shared right of way with the neighbouring property.

Permit parking is available along the street.

Overall, this is a fantastic opportunity to acquire a charming Victorian home in a convenient Tonbridge location. With generous accommodation, attractive period features and considerable potential to update and improve, the property should appeal to first time buyers, commuters and purchasers seeking a character home they can make their own.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).





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