

15 Albert Road, Tonbridge, Kent, TN9 2SR

Guide Price £300,000 Leasehold

Waghorn & Company

Independent Estate Agents

*** Victorian three bedroom maisonette arranged over two floors * Short walk to Tonbridge mainline station, High Street and local schools * Spacious accommodation with kitchen/breakfast room and sitting room * Main bedroom with en-suite, bathroom and separate WC * Off-street parking and excellent potential for modernisation * EPC Rating E Council Tax Band C £1999.53 PA ***







Waghorn & Company are pleased to offer to the market this Substantial Victorian three bedroom maisonette, located just a short walk from Tonbridge mainline station, the High Street and favoured local schools. The property is currently let as a licensed HMO and can continue to be used as an investment opportunity or converted back to a spacious residential home. Arranged over two floors, the property offers spacious and versatile accommodation comprising: on the first floor, two good sized bedrooms, a kitchen/breakfast room and sitting room, and to the top floor a family bathroom and main bedroom with en-suite bathroom, separate WC and two built-in cupboards. The property also benefits from off-street parking and offers excellent potential for modernisation, allowing you to put your own stamp on this centrally located and substantial home.

Entrance
Access is via a front entrance door leading to entrance lobby with stairs to first floor.

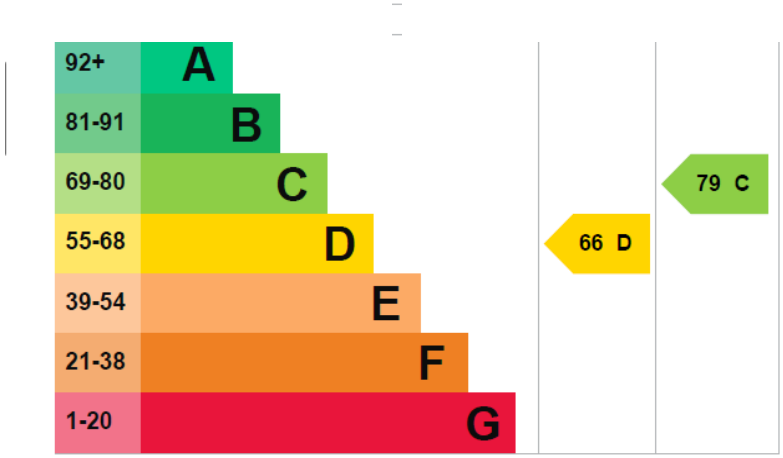
First Floor Landing
Stairs to second floor, doors to bedrooms 2 and 3 , kitchen and sitting room.

Kitchen
Double glazed window to rear, one and a half bowl sink and drainer with cupboard under. Further range of matching base and wall units. Space for fridge freezer, space and plumbing for washing machine, inset gas hob with extractor hood over, built in electric oven.

Sitting Room
Double glazed bay window to rear, radiator.

Bedroom 2
Double glazed window to front, radiator.

Bedroom 3
Double glazed window to front, radiator.



Second Floor
Half landing with door to bathroom and steps leading up to bedroom 1

Bathroom
Double glazed window to side, panelled bath with shower over, low level WC, pedestal wash hand basin.

Bedroom 1
Window to rear door to bathroom, separate WC and storeroom. Radiator.

Bathroom
Panelled bath, hand wash basin, extractor fan.

WC
Low level WC

Outside
To the front of the property is a hardstanding with parking for 1 vehicle.

Agents Notes
We believe the property has a lease of 999 years from 1 June 2007 and will be sold with the benefit of the Freehold. We would recommend having this verified by your solicitor prior to entering into a legally binding contract.

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Not to scale and for illustration purposes only

Details No. 1 TW/JW

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