



BACHELORS

PEMBURY, TUNBRIDGE WELLS - GUIDE PRICE: £350,000 - £365,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

6 Batchelors. Pembury, Tunbridge Wells,
Kent, TN2 4ED

Entrance Porch - Kitchen - Sitting Room
Conservatory First Floor Landing - Two
Bedrooms - Family Bathroom Off Street
Parking For One Car - Garage En Bloc
Front & Rear Gardens

A well presented two double bedroom
terraced house with generous gardens and
conservatory, situated in the popular village
of Pembury, close to excellent schools in
Tunbridge Wells and Tonbridge.

ENTRANCE PORCH:

Double glazed door into Kitchen:

KITCHEN:

Stylish range of wall and base units with
worktops/tiled splashbacks over
incorporating a sink unit with mixer tap.
Appliances include built-in electric oven,
Cooke and Lewis gas hob, space for
fridge/freezer and plumbing for dishwasher.
Wall mounted Worcester Bosch boiler, tile
effect laminate flooring, radiator, coved
ceiling, double glazed window to front and
door to Sitting Room.

SITTING ROOM:

Walk-in under stairs storage cupboard with
plumbing for washing machine, two
radiators and UPVC sliding patio doors to
Conservatory.

CONSERVATORY:

Wall heater, wood laminated floor and doors
to rear garden.



FIRST FLOOR LANDING:

Storage cupboard and doors to bedrooms.

BEDROOM:

Fitted wardrobe, coved ceiling, radiator and UPVC double glazed window to rear aspect.

BEDROOM:

Access to loft, electric wall heater, radiator and two double glazed windows to front.

FAMILY BATHROOM:

White suite comprising a panel enclosed bath with chrome taps, Mira shower and shower screen, pedestal wash hand basin with mixer tap and push flush low-level WC.

Wood laminated floors, extractor fan, fully tiled walls, heated towel rail and airing cupboard.

OUTSIDE FRONT:

Off street parking for one car, area laid to lawn, block paved path and flower border.

OUTSIDE REAR:

Approximately 40' x 15' garden, laid to lawn with flower borders, outside tap, pathway, timber shed, rear access gate and garage en bloc.

SITUATION:

The property is located within the village of Pembury with good access to both Tunbridge Wells and the A21 bypass road leading to London and the south coast. Pembury itself has an excellent primary school, whilst the village centre has a selection of local shops, doctors surgery,



post office, library and Tesco supermarket. The property is approximately 3.5 miles away from Tunbridge Wells town centre where there are more extensive shopping facilities offered at the Royal Victoria Place shopping mall and Calverley Road pedestrianized precinct. There is a choice of main line stations nearby at either Tunbridge Wells, High Brooms or Paddock Wood and Tonbridge which is only 10 minutes away by car, all of which offer fast and frequent train services to London.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWINGS: By appointment with Wood & Pilcher Tunbridge Wells 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 Central

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.



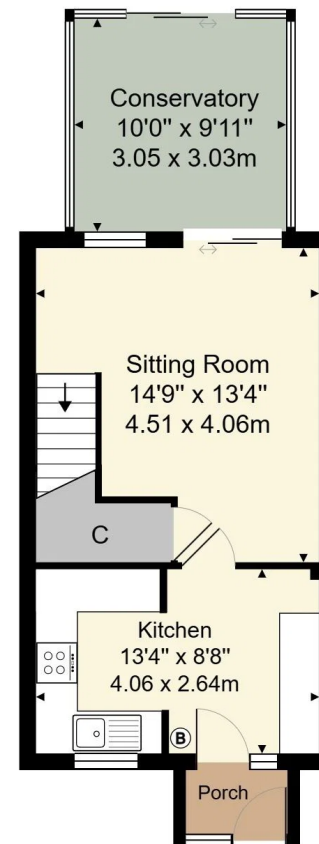
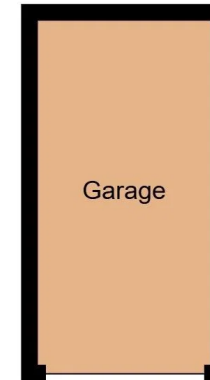
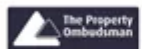
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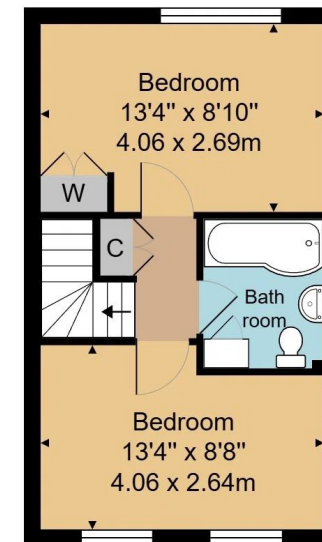
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Ground Floor



First Floor

Approx. Gross Internal Area 759 ft² ... 70.5 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.