NEWCOMEN ROAD

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

WOOD & PILCHER

Sales, Lettings, Land & New Homes

17 Newcomen Road
Tunbridge Wells, TN4 9PA

Hallway - Open Plan Sitting/Dining Room - Modern Kitchen. First Floor Landing - Three Bedrooms - Bathroom - Front & Rear Gardens - On Street Parking

A charming three bedroom end of terraced Victorian house, located in the popular St. Johns area of Tunbridge Wells with character features and close to excellent schools.

Front door into:

HALLWAY:
Wooden floor, radiator, understairs storage cupboard.

OPEN PLAN SITTING/DINING ROOM:
Wooden floor, picture rail, fitted cupboards, two radiators, fitted shelving. Wood burning stove. UPVC double glazed window to front and UPVC double glazed window to rear.

KITCHEN:
Fitted with a modern range of wall and base units with oak worktops over. Centre Island with marble effect worktop. Sunken sink with mixer tap. Space and plumbing for washing machine and integrated dishwasher. Range oven, Tiled floor, tiled splashbacks. Bi-fold doors to rear garden.

Staircase to **FIRST FLOOR LANDING:** Access to loft, doors to:

BEDROOM ONE:
Picture rail, wooden floor, radiator. UPVC double glazed window to front.

BEDROOM TWO:
Wooden flooring, bedroom, radiator. UPVC double glazed window to rear.

BEDROOM THREE:
UPVC double glazed window side, radiator.

BATHROOM:
White suite comprising high level WC, 'Burlington' pedestal wash hand basin with chrome taps, roll top bath with 'Burlington' chrome mixer tap, shower cubicle. Tiled floor, heated towel rail. Frosted UPVC double glazed window to rear.

PARKING:
On road parking no restrictions.

OUTSIDE FRONT:
Small, fenced garden with shrubs.

OUTSIDE REAR:
Rear garden with decked area and mainly Astroturf, timber shed.

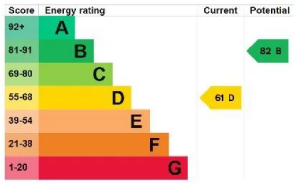
SITUATION:
The property is located on a quiet residential street in the St. Johns quarter of Tunbridge Wells. The town centre is readily accessible by foot with the property being proximate to St. Johns Road which offers an interesting selection of independent retailers and restaurants and two metro supermarkets. Beyond this, one has the Royal Victoria Place Shopping Centre and Calverley Road pedestrianized areas in the town centre. The property has good access to both of the town's main line railway stations, so there is a choice to visit either High Brooms or Tunbridge Wells. Tunbridge Wells is fortunate enough to enjoy a number of excellent outdoor spaces including nearby St. Johns Park and Woodbury Park Cemetery. The town has a good number of well regarded schools at primary, secondary, independent and grammar levels, and this property is very well placed to take advantage of such excellent facilities.

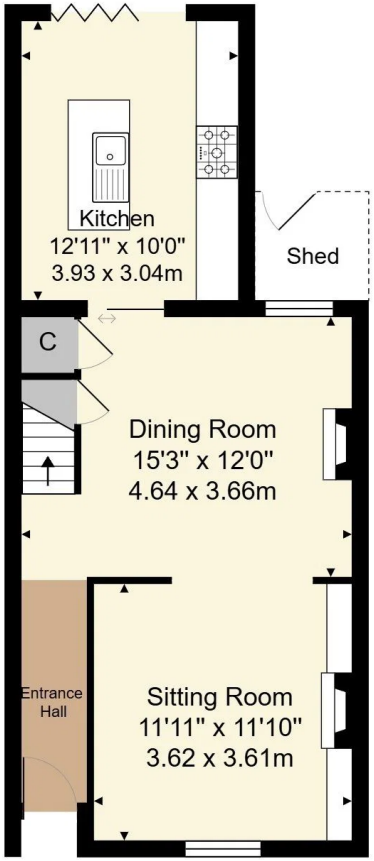
TENURE:
Freehold

COUNCIL TAX BAND:
C

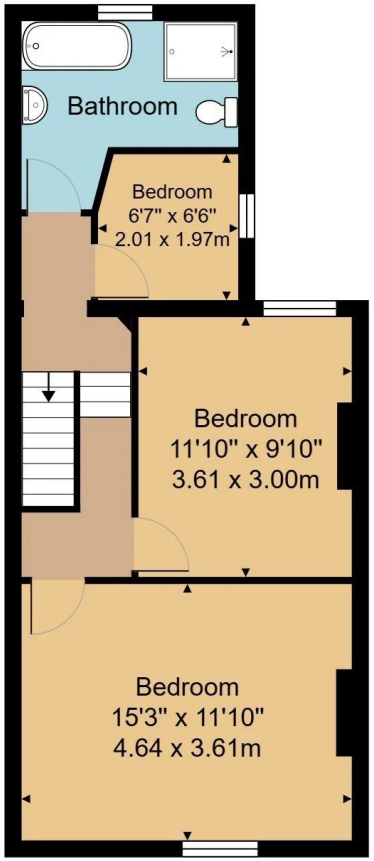
VIEWING:
By appointment with Wood & Pilcher 01892 511211

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





Ground Floor



First Floor

Approx. Gross Internal Area 1003 ft² ... 93.2 m²

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.

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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