WESTERN ROAD

TUNBRIDGE WELLS - OFFERS OVER £425,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

45 Western Road, Tunbridge Wells, TN1 2JQ

Hallway - Siting Room With Cast Iron Fireplace - Dining Room - Cloakroom - Modern Kitchen - Two Bedrooms - Bathroom - Front & Rear Gardens - Permit Parking

A very well presented and characterful chain free two bedroom semi-detached house, situated in the St. James area of Tunbridge Wells. Features include; two reception rooms, bespoke kitchen and bathroom, private rear lawn garden, cloakroom and many original features.

Double glazed front door to:

HALLWAY:
Pine door to:

SITTING ROOM:
Engineered oak flooring, cast-iron fireplace set in wooden surround, radiator, picture rail, window seat with storage underneath. UPVC double glazed bay window to front.

DINING ROOM:
Engineered oak flooring, radiator, exposed brick chimney breast. UPVC double glazed window to rear.

CLOAKROOM:
Push flush low level WC, wash hand basin with mixer tap, fitted shelving.

KITCHEN:
Modern cream wall and base units with walnut veneer worktops and tiled splashbacks. Sink unit with mixer tap. Induction hob, 'Bosch' electric oven. Space for fridge freezer, slimline built-in 'Bosch' dishwasher, space and plumbing for washing machine. Underfloor heating, feature wood panelling. Space for dining table. UPVC double glazed windows to side and rear and double glazed door to side.

BEDROOM ONE:
A double room, original wooden flooring, radiator, storage cupboard, cast iron fireplace set in wooden surround. UPVC double glazed window to front.

BEDROOM TWO:
A double room, original wooden floorboards, radiator, access to loft. UPVC double glazed window to rear aspect.

BATHROOM:
Push flush low-level WC, wash hand basin with mixer tap and vanity unit, panel enclosed bath with chrome mixer tap, wet room style shower and shower screen. Underfloor heating, tiled floors, fully tiled walls, airing cupboard housing 'Worcester Bosch' boiler, inset spotlights. UPVC frosted double glazed window to side and rear.

OUTSIDE FRONT:
Front garden with hedge screening, paved, side access.

OUTSIDE REAR:
Laid to lawn, crazy paved pathway, storage shed, sheltered timber seat seating area, flower beds, various trees and shrubs.

PERMIT PARKING:
All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area. There is also on street parking available in nearby roads.

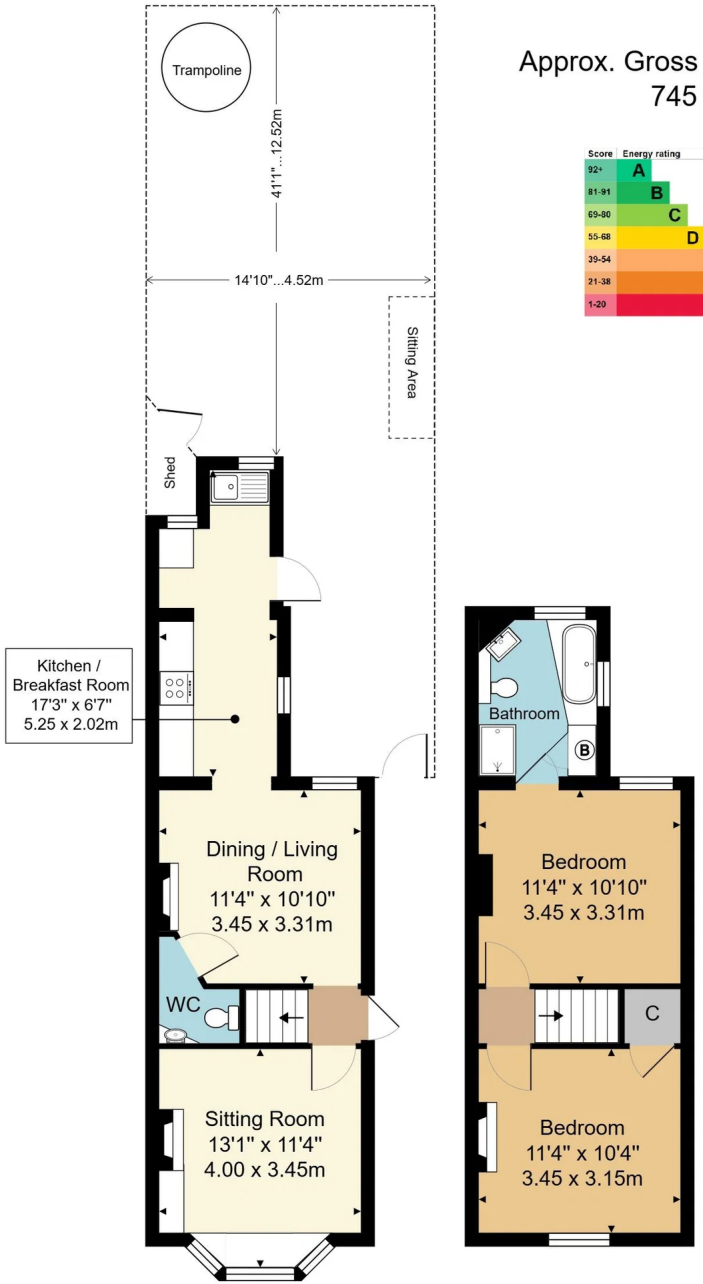
SITUATION:
The property is located within the popular St. James's quarter being a most requested residential area which has access to nearby Grosvenor and Hilbert Park which Provides a beautiful, refurbished park with football pitches, areas of medieval woodland, ornamental lakes and a popular café. On the other side of the park is High Brooms mainline station with fast and frequent services to both London and the South Coast. The main town centre of Tunbridge Wells is just over half a mile away and accessed along Camden Road which, as locals will know, has a number of the Town's most popular and well regarded independent restaurants and coffee houses alongside a host of interesting and quirky independent retailers. The main town centre shopping area is a little further on and includes the Royal Victoria Place shopping mall and Calverley Road pedestrianized precinct. Further independent retailers can be found along Mount Pleasant, the old High Street, Chapel Place and the historic Pantiles. Tunbridge Wells is especially well served by its educational facilities and this particular home is well positioned to take advantage of the well regarded primary, secondary, independent and grammar schools.

TENURE:
Freehold

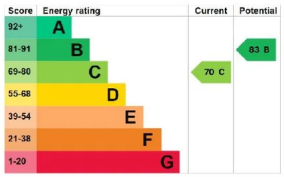
COUNCIL TAX BAND:
C

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



Approx. Gross Internal Area
745 ft² ... 69.2 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.

WOOD & PILCHER
Sales, Lettings, Land & New Homes

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

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK