



WESTERN ROAD, SOUTHBOROUGH

TUNBRIDGE WELLS - £370,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

7 Western Road, Southborough, TN4 0HQ

Entrance Hall - Cloakroom - Sitting Room - Dining Room -
Kitchen - Two Bedrooms - Bathroom - Garden - Driveway

A two bedroom Victorian semi-detached house offering an opportunity to update and improve the property to their own requirements. The house is conveniently situated just off Southborough High Street, providing easy access to local shops, amenities, schools and transport links.

The accommodation comprises a covered entrance porch leading into an entrance hall, sitting room, separate dining room, kitchen and downstairs cloakroom. To the first floor are two bedrooms and a family bathroom.

Externally, the property benefits from a block paved driveway and low-maintenance front garden, while the rear garden includes a paved patio, lawn, outside storage and side access. The property is offered chain free.

COVERED ENTRANCE PORCH:

Covered porch area providing access to the front door.

ENTRANCE HALL:

Entrance hall with laminate wood flooring, front door with glazed inserts and carpeted stairs rising to the first floor.

CLOAKROOM:

Fitted with tiled flooring, wall-mounted wash basin and WC. Radiator and obscure window to the side.

SITTING ROOM:

Carpeted reception room with a large sash window overlooking the front. Closed fireplace with wooden mantle over and low-level storage cupboard within the alcove housing the meters. Radiator.

DINING ROOM:

Separate dining room with wood laminate flooring, UPVC window overlooking the rear garden and radiator. Feature iron fireplace and useful understairs storage cupboard.



KITCHEN:

Fitted with a range of wall and base units with work surfaces over, integrated electric oven and four-ring gas hob with extractor above. One-and-a-half bowl aluminium sink with tiled surrounds, recessed lighting and radiator. Space is provided for a washing machine and tall fridge/freezers. UPVC window to the rear and door providing access to the garden.

FIRST FLOOR LANDING:

Carpeted landing with access to the loft and doors leading to both bedrooms and the bathroom.

BEDROOM:

Double bedroom with carpeted flooring, sash window overlooking the front, radiator and built-in cupboard. Feature iron fireplace with wooden mantle over. Space for a double bed and additional bedroom furniture.

BEDROOM:

Carpeted bedroom with UPVC window overlooking the rear and radiator. Space for a single bed and additional furniture.

BATHROOM:

Fitted with tiled flooring, pedestal wash basin with tiled splashback, WC and roll-top bath. Separate shower unit with tiled surround, wall-mounted taps and rain showerhead. Obscure window to the rear.

REAR GARDEN:

The rear garden comprises a paved patio leading onto an area of lawn, with side access and outside storage. Further shed and enclosed garden area, with brick and stone walling and timber fencing to the boundaries.

FRONT GARDEN AND DRIVEWAY:

Block paved driveway providing off-road parking, with a low-maintenance front garden situated behind iron railings.



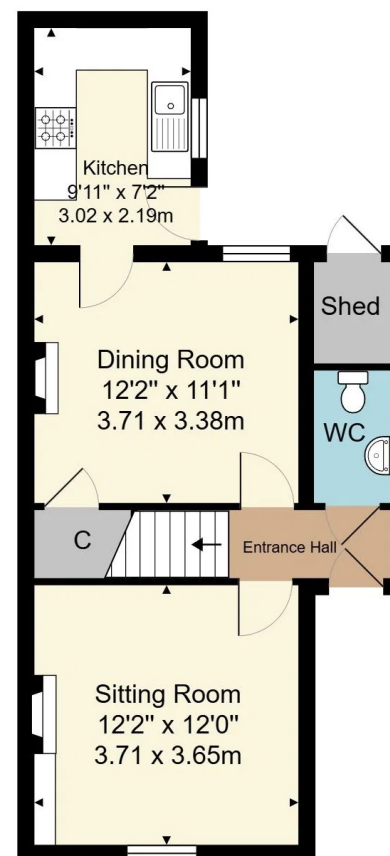
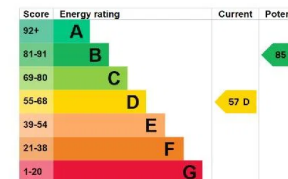
TENURE:
Freehold

COUNCIL TAX BAND:
C

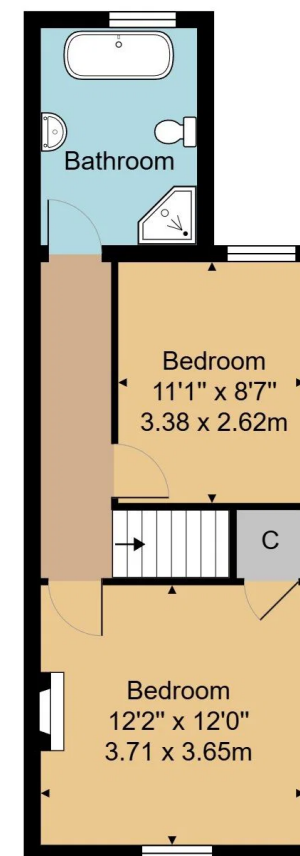
VIEWING:
By appointment with Wood & Pilcher 01892 511311

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 Heating



Ground Floor



First Floor

Approx. Gross Internal Area 849 ft² ... 78.9 m² (excluding shed)

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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