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**Eridge Road
Tunbridge Wells
TN4 8HR**

£1,750 pcm



2 Bedroom Semi-Detached House with Driveway Parking and Courtyard Garden

This two bedroom semi-detached house has driveway parking for several vehicles. The property sits back from the Eridge Road a short walk from Sainsbury's and Lidl supermarkets. The property has a living room and separate dining room both with period fireplaces. The modern kitchen is well equipped with gas hob, washing machine and fridge. Upstairs there are two double bedrooms and a bathroom with corner bath and separate walk-in shower. Outside there is a South facing low maintenance courtyard garden with brick built outhouse. Located opposite Tunbridge Wells Common, and a short walk to the historic Pantiles. Double glazed throughout, gas central heating, EPC band D, council tax band D. Available for long term let. Viewing highly recommended.





ACCOMMODATION

Living Room 12' 2" x 8' 2" (3.7m x 2.5m)

The living room has a period fireplace and a double glazed window that overlooks the front garden. There is a wood effect laminate floor, a TV point and a radiator with thermostatic valve.

Dining Room 11' 2" x 9' 6" (3.4m x 2.9m)

The dining room has a period fireplace and a double glazed window that overlooks the rear garden. There is a wood effect laminate floor, a TV point and a radiator with thermostatic valve.

Modern Kitchen 12' 0" x 8' 6" (3.65m x 2.6m)

The modern kitchen is well equipped with a four ring gas hob and electric fan oven. There is a one and a half bowl kitchen sink with mixer tap, a washing machine and an undercounter fridge. A good range of wall and base kitchen cupboards and an understairs cupboard provide plenty of storage. The floor is tiled and there is a double glazed window that overlooks the back garden.

Master Bedroom 12' 4" x 9' 10" (3.75m x 3m)

The master bedroom has a period fireplace and a double glazed window that overlooks the front garden. There is a fitted wardrobe cupboard and a radiator with thermostatic valve.

Double Bedroom 2 11' 6" x 9' 10" (3.5m x 3m)

The second double bedroom has a period fireplace and a double glazed window that overlooks the rear garden. There is a fitted wardrobe cupboard with hot water cylinder and a radiator with thermostatic valve.

Modern Bathroom 9' 0" x 7' 3" (2.75m x 2.2m)

The upstairs bathroom has a corner bath and a separate walk-in corner shower. There is a period fireplace, WC, a pedestal basin, a stainless steel heated towel rail and a wall mounted mirror cabinet. The room is tiled and there is a frosted double glazed window.

Rear Courtyard Garden

The South facing rear courtyard garden is accessed from the kitchen, and from a gate at the side of the property. The low maintenance garden is mainly paved with some mature borders. There is a brick outhouse with light and power providing useful additional storage.

Driveway Parking

There is driveway parking at the front of the property for several vehicles.

Location

The house sits back from the Eridge Road, a short walk from Lidl and Sainsbury's supermarkets. The Spa Valley heritage railway is visible from the rear of the property. Plenty of lovely walks are on the doorstep as the house sits across the road from Tunbridge Wells Common, and Brighton Lake is also close by. The historic Pantiles with its great selection of cafes and restaurants is a 5 minute walk away. Tunbridge Wells mainline station with its train services to London and the South Coast is less than a mile away.

EPC & Council Tax

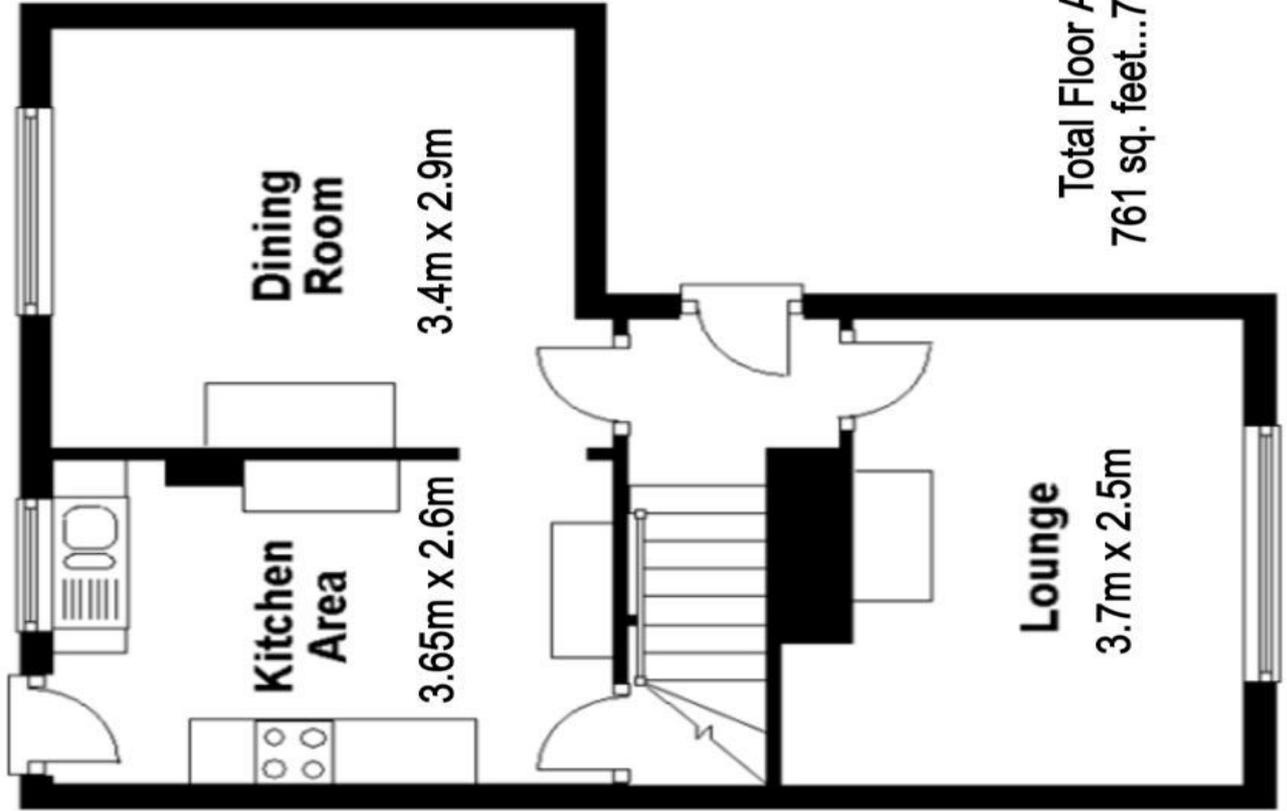
Energy Performance Certificate band D. Tunbridge Wells Council Tax band D, £2,341.59 for 2025-26.



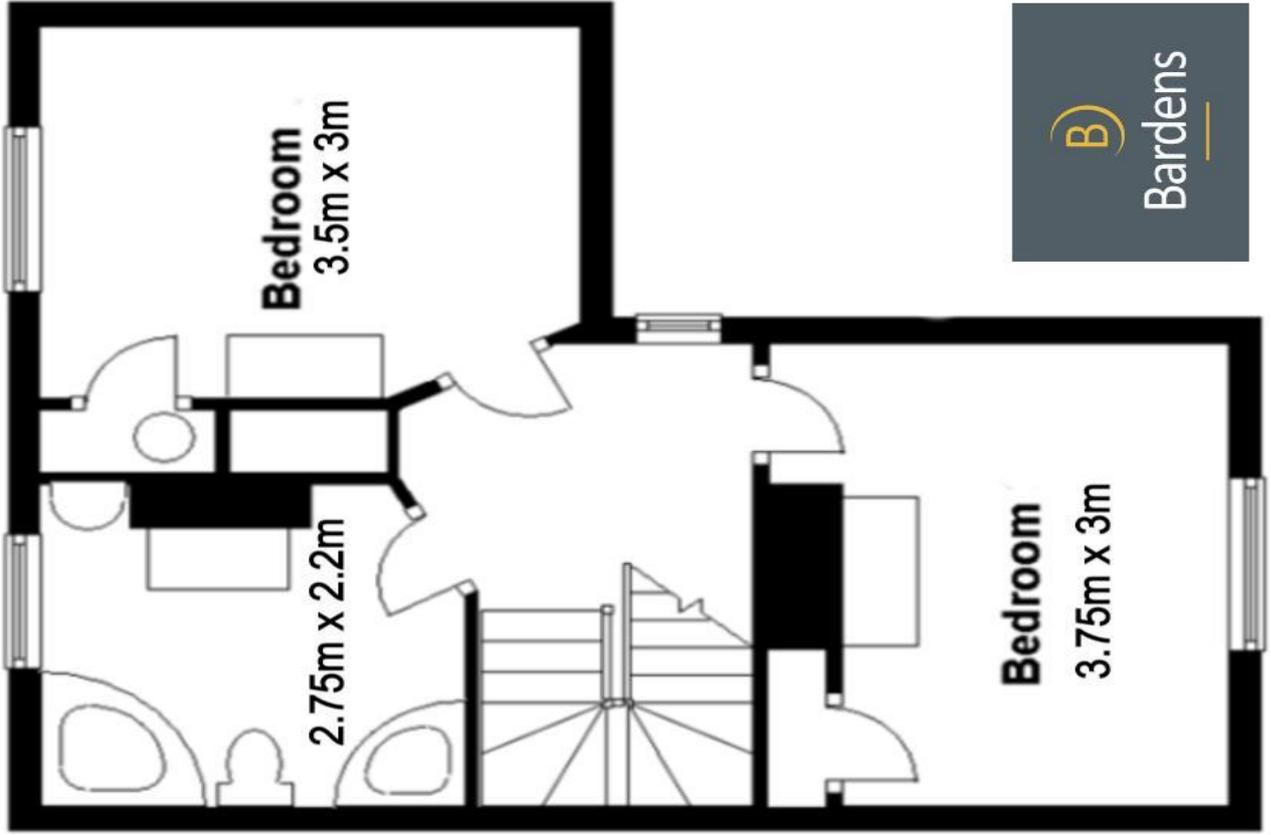


FLOOR PLAN

Ground Floor



First Floor



IMPORTANT NOTICE

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