



CASTLE STREET
SOUTHBOROUGH - £325,000



**WOOD &
PILCHER**

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19 Castle Street, Southborough, TN4 0PE

Sitting/Dining Room - Kitchen - Bathroom - Two
Bedrooms - Garden

Situated on a quiet residential street just off London Road, this well-presented Victorian mid-terrace home offers well-balanced accommodation and is ideally positioned close to local amenities, reputable schools and excellent transport links.

The property is approached via a low-maintenance front garden with picket fencing leading to an enclosed entrance porch.

The spacious open-plan sitting and dining room provides an excellent living space with wooden flooring, inset spotlights, two radiators and useful understairs storage. An archway leads through to the fitted kitchen, creating a sociable layout ideal for modern living.

The kitchen is fitted with a range of contemporary wall and base units with work surfaces over, incorporating a NEFF electric oven and hob, stainless steel sink unit, tiled splashbacks and space for a fridge/freezer. There is plumbing for both a washing machine and dishwasher, together with wood laminate flooring and a side aspect window providing natural light.

The ground floor bathroom has been fitted with a modern white suite comprising a roll-top bath with shower over, vanity unit with wash hand basin, low-level WC and two heated towel rails.

To the first floor are two bedrooms. The principal bedroom is a generous double room with fitted sliding mirror wardrobes, while the second bedroom overlooks the rear garden and benefits from built-in storage cupboards.

Outside, the front garden has been designed for ease of maintenance with decorative shingle and picket fencing. The enclosed rear garden is also low maintenance, predominantly laid to shingle, and features an outside tap, mature apple tree and timber summer house, providing useful storage or potential workspace.

ENTRANCE PORCH:

Double glazed entrance door, patterned tiled flooring, electric wall heater and door leading to the sitting/dining room.



SITTING/DINING ROOM:

Spacious dual-purpose reception room with wooden flooring, inset spotlights, coved ceiling, two radiators, useful understairs storage cupboard, double glazed window to the front and staircase rising to the first floor.

KITCHEN:

Fitted with a range of modern wall and base units with work surfaces over. NEFF electric oven and hob, stainless steel sink with mixer tap, tiled splashbacks, space for fridge/freezer, plumbing for washing machine and dishwasher, wood laminate flooring and double glazed window to the side.

BATHROOM:

Modern suite comprising roll-top bath with shower over, vanity wash hand basin, low-level WC, partly tiled walls, two heated towel rails, Worcester Bosch wall-mounted boiler and frosted double glazed windows to the side and rear.

FIRST FLOOR LANDING:

Access to loft space and doors to both bedrooms.

BEDROOM:

Generous double bedroom with fitted sliding mirror wardrobes, radiator and double glazed window to the front.

BEDROOM:

Good-sized second bedroom with built-in storage cupboards, radiator and double glazed window overlooking the rear garden.

FRONT GARDEN:

Low-maintenance frontage laid to decorative shingle with timber picket fencing and gated access.

REAR GARDEN:

Enclosed rear garden predominantly laid to shingle with outside tap, mature apple tree and timber summer house.

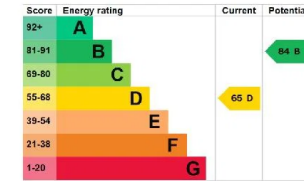
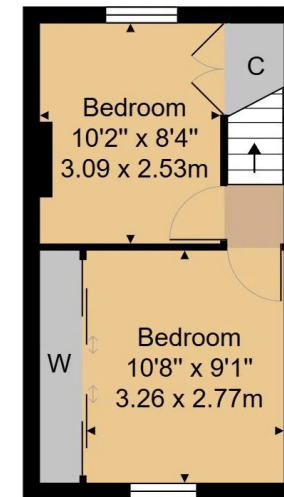
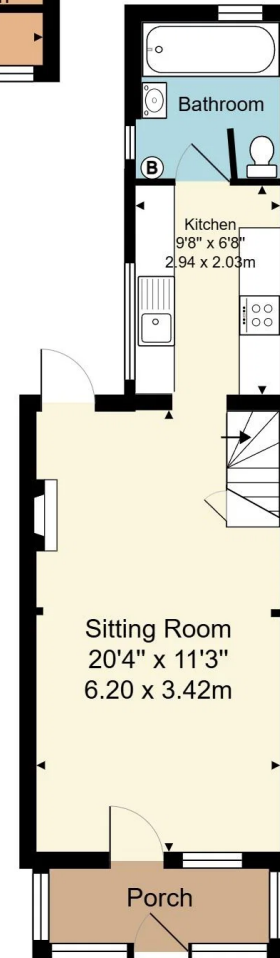
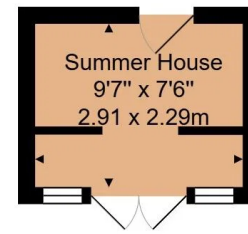


TENURE:
Freehold

COUNCIL TAX BAND:
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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



Ground Floor

First Floor

House Approx. Gross Internal Area 626 sq. ft / 58.2 sq. m
Summer House Approx. Internal Area 72 sq. ft / 6.7 sq. m

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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