



102 Pembury Road, Tonbridge, Kent, TN9 2JG

£300,000

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully presented end of terrace house * Recently renovated throughout and now in move in ready condition * Outside utility room, large rear garden and off road parking for 2 cars * Walking distance the High Street, mainline station and excellent schools * Excellent purchase for first time buyers and investors * EPC Rating E / Council Tax Band B ***

Waghorn & Company are absolutely delighted to offer to the market this beautifully presented and recently renovated 2 bedroom end of terraced house. The property is bright and spacious throughout with a good sized lounge with feature log burner and a modern fitted kitchen on the ground floor. Upstairs there are 2 double bedrooms, one of which overlooks the garden and a bathroom. Outside there is a brick built utility room with plumbing for a washing machine and tumble dryer. The large rear garden has a patio area which is perfect for summer BBQ's and a generous lawn, plus the added bonus of off road parking. Pembury Road is a popular location as everything is within walking distance, the High Street, station and popular schools. Viewings are highly recommended.

Entrance

Entrance to the property is via the driveway through a panel double glazed door straight into the sitting room

Sitting Room

Bright and airy room with feature log burner, double glazed window to the front and radiator, access to kitchen

Kitchen

Selection of matching base and wall units, wooden worktops, stainless steel sink and draining board, dishwasher (included), electric oven and hob, electric extractor fan above, window to side and partially double glazed door to the garden

First Floor Landing

Access to bedrooms, bathroom and loft

Bedroom 1

Good sized double bedroom with window to rear overlooking the garden, fitted carpets and radiator.

Bathroom

Ceramic tiled walls, panelled bath with electric shower and mixer tap, wash hand basin, electric heater towel rail and low level WC

Bedroom 2

Doubled glazed window to the front, fitted carpets and radiator





Outside

Off road parking for 2 cars

Utility Room

Brick built utility rooms with power and lighting. Washing machine and tumble dryer are included in the purchase

Rear Garden

Accessed via step leading up to the generous rear garden. There is a charming patio area which is perfect for summer BBQ's and a large lawned area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

Details No. 1 TW/JW

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Floorplan not to scale and for illustration purposes only. All measurements are approximate

