

Stratford Street

Tunbridge Wells • Kent • TN1 2JH



KINGS ESTATES

PROFESSIONALS IN PROPERTY



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Kings Estates are delighted to offer this attractive and deceptively spacious 3-bedroom, 2-reception period terrace house situated in the sought after St James' area of Tunbridge Wells providing easy access to the town centre, train stations and the beautiful Grosvenor Park.

- Charming Mid Terraced House
- 3 Bedrooms (2 Doubles / 1 Single)
 - Two Reception Rooms
 - Fitted Kitchen with Appliances
- Utility Room Area & Ground Floor Bathroom
 - Sought After St James Area
- 0.6 Miles to High Brooms Train Station
- Rear Garden with Useful Outbuilding
- Viewing Comes Highly Recommended
- Available with No Onward Chain

EPC Rating: D



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The property offers well presented accommodation which includes sitting room, dining room, kitchen, utility room and bathroom on the ground floor, whilst on the first floor are three bedrooms - two doubles and one single. Externally is a low maintenance rear garden with an outbuilding at the bottom of the garden which could be used as an outside office or for storage. There is also access at the rear of the garden to a communal right of way for access.

SITUATION

Situated in a very convenient location within a quarter of a mile of the shopping centre, the popular St James primary school and within three quarters of a mile of the main line station and the historic High Street and renowned Pantiles. Tunbridge Wells grows evermore popular with its open parkland, places of interest and historical links. The area boasts many facilities for its local inhabitants of all ages, a full compliment of shops, banks and building societies including specialist shops in the Village area and the historical Pantiles and award winning Royal Victoria Place shopping mall. These sit alongside a variety of bars, restaurants and coffee houses. There are two mainline stations with fast and regular services to London Bridge/Charing Cross. Tunbridge Wells is also renowned for its schools whether state or private at both primary and secondary levels. There is also a choice of golf or tennis clubs as well as many attractive and interesting walks nearby.

ACCOMMODATION Solid wood entrance door leading to and from the sitting room.

SITTING ROOM 10' 8" x 10' 8" (3.25m x 3.25m) Double glazed window to front. Radiator, wood effect flooring. Doorway through to inner hallway.

INNER HALLWAY Stairs leading to and from the first floor. Doorway leading to and from the Dining Room.

DINING ROOM 10' 10" x 10' 8" (3.3m x 3.25m) Double glazed window to rear. Radiator, wood effect flooring. Doorway to and from the Kitchen.



KITCHEN 10' 5" x 6' 3" (3.18m x 1.91m) Double glazed window to and door to side leading to and from the rear garden. A modern range of wall and base units with work surfaces over incorporating stainless steel sink unit, four ring gas hob with brushed steel splash back, built in electric oven, breakfasting bar area, radiator, wood effect flooring. Doorway opening to utility room area.

UTILITY ROOM Space for American style fridge / freezer, space and plumbing for washing machine and space for tumble dryer. Door to and from the bathroom.

BATHROOM Obscure double glazed window to rear. A white suite comprising low level wc, pedestal wash hand basin and painted wood panelled bath, localised wall tiling, tiled flooring.

FIRST FLOOR LANDING Fitted carpet. Doors leading off to the bedrooms.

BEDROOM ONE 10' 10" x 10' 8" (3.3m x 3.25m) Double glazed window to front. Radiator, built in cupboard, fitted carpet.

BEDROOM TWO 10' 10" x 7' 8" (3.3m x 2.34m) Double glazed window to rear. Radiator, fitted carpet.

BEDROOM THREE 7' 8" x 6' 2" (2.34m x 1.88m) Double glazed window to rear. Radiator, fitted carpet.

TO THE FRONT There is a small frontage with lawned area and pathway which leads to and from the entrance door.

TO THE REAR A fully enclosed garden with decked patio area to the immediate rear and the remainder of the garden is laid to lawn. At the rear of the garden is a brick built outbuilding which could be used as an outside office or for storage and there is also access to a communal right of way.

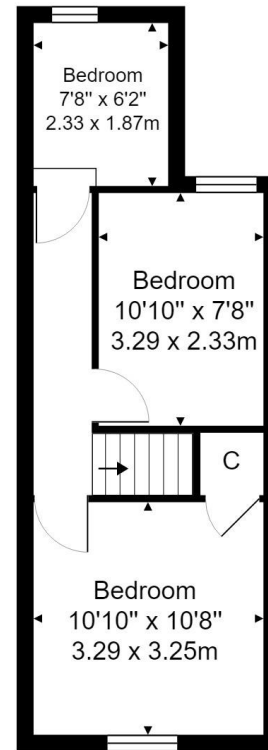
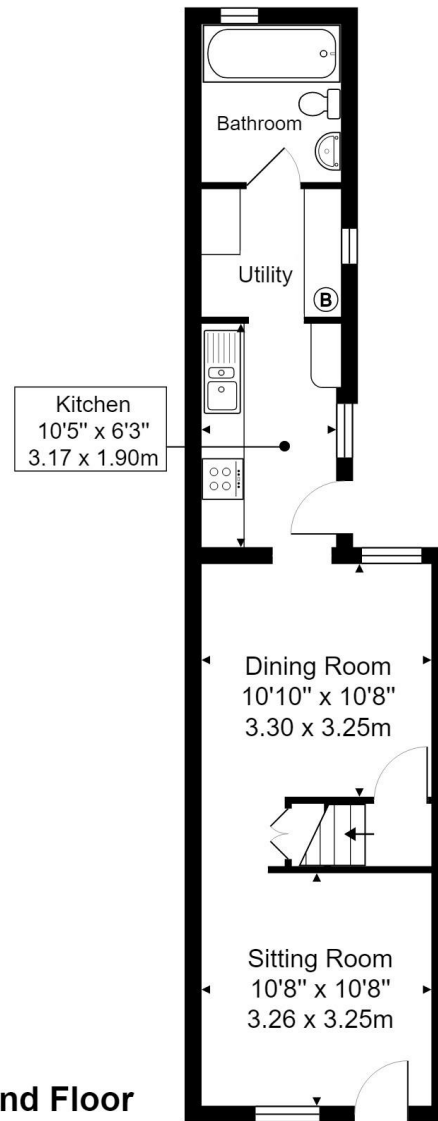
OTHER INFORMATION

COUNCIL TAX BAND - C - £1,610.34 for the year 2019/20 (Tunbridge Wells Borough Council)



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.

Approx. Gross Internal Area
748 sq. ft / 69.5 sq. m








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