



36 Goods Station Rd
Tunbridge Wells, Kent



A well-presented and spacious home, with a good-sized private garden with a southerly aspect, and centrally located within a short walk of Tunbridge Wells town centre and the Mainline Station.

Guide Price £338,000 Freehold

Situation:

The property is centrally located within a short walk of Tunbridge Wells town centre and the station. The town is renowned for its comprehensive range of facilities and amenities, including the Royal Victoria Place shopping centre, cinema complex and theatres. For the commuter, Tunbridge Wells station serves London Bridge, Charing Cross and Cannon Street in under an hour.

Description:

An attractive Victorian terrace home with two good sized double bedrooms and benefitting from a surprisingly large garden enjoying a southerly aspect.

This inviting home is well positioned in the heart of Tunbridge Wells and is ideal for first time buyers.

The ground floor is spacious and light, and the sitting room is complete with feature staircase.

The well-proportioned kitchen/dining room has a recently fitted SMEG oven, adjacent to which is a useful utility room with space for boots and coats, and the high ceiling can be utilised with a Victorian style pulley clothes airer. Both the utility room and bathroom benefit from large Velux windows providing a good deal of natural light.

On the first floor are two double bedrooms. The principal benefits from built in storage space and easy access to the loft for even more storage options. The second double features built in bookshelves and is currently being used as an office.

Period style Farrow and Ball colours enhance the charming interior, while the 'sun-trap' rear garden includes decked area, lawn and large storage shed. A rear gate leads to a path for exterior access to the outdoor space, useful for cyclists or gardening.

Situated very centrally on a residential road with permit parking, a viewing is highly recommended.

Services: Mains water, gas and electricity.

Local Authority: Tunbridge Wells Borough Council

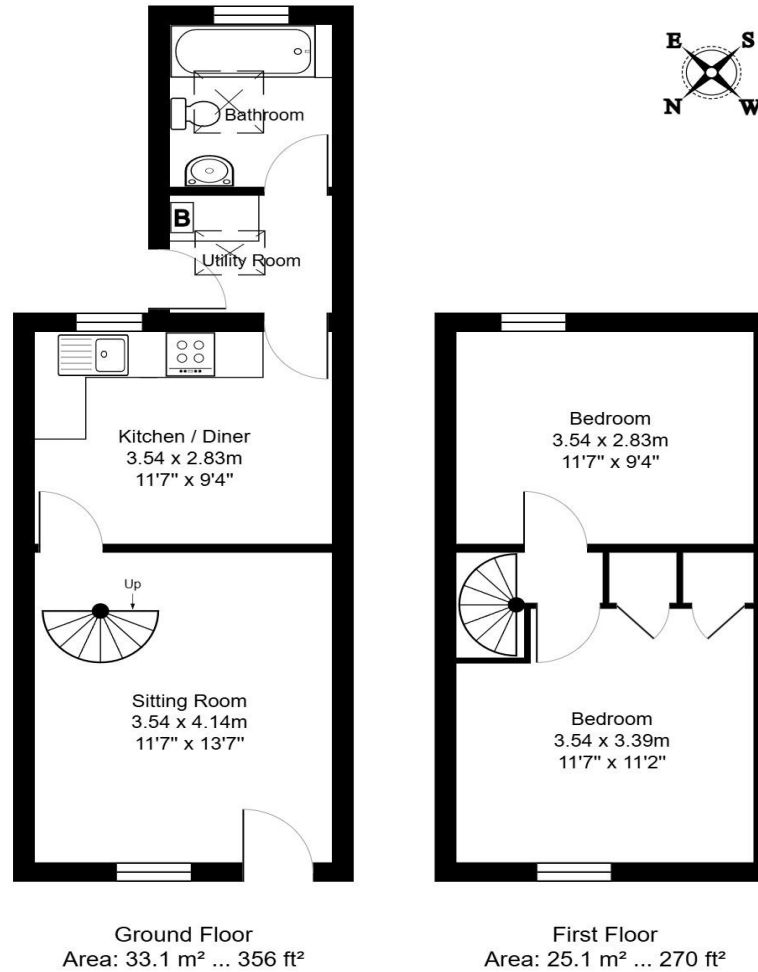
Council tax band: C

Current EPC Rating: C

Property address: TN1 2DB

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Total Area: 58.2 m² ... 626 ft²
All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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