



6 Catherine Place
Tunbridge Wells, Kent

A charming and well presented home, with front and rear gardens, situated in a quiet and set back position yet still centrally located within a few minutes' walk of the town centre and station.

Guide price £325,000-£335,000 Freehold

Situation:

The property is situated in a desirable and central location, within a short walk of the town centre and mainline railway station. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools. For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross, and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Description:

This beautifully presented and charming home provides well-proportioned accommodation throughout and benefits from a set back position yet is still centrally located for the town centre and station. The property is currently two bedrooms but could be reconfigured to create a three-bedroom home.

Arranged over three floors the accommodation includes, on the ground floor; a well-proportioned living room with wood effect flooring, double glazed window to the front providing a good deal of natural light, and adjacent downstairs storage cupboard; an inner hallway; and a spacious kitchen breakfast room with vaulted glass ceiling giving a tremendous sense of light and space, a double door providing access to the garden, and with the kitchen area having a wide range of shaker style wall and base units, complementary work surfaces, 4 ring hob with stainless steel extractor, stainless steel sink with mixer tap over, integrated dishwasher, and plumbing for a washing machine.

On the first floor is a good-sized landing with adjacent storage, a good-sized double bedroom with feature wrought iron period fireplace, and a bathroom featuring bath with shower over, low level w/c, pedestal sink with mixer tap over, stainless steel heated towel rail, attractive wall and floor tiling, and additional storage cupboard.

On the top floor is the spacious double aspect principal bedroom (extending to over 22ft) featuring a period wrought iron period fireplace as its focal point, and stairs rising centrally, so could be reconfigured to create two separate bedrooms.

To the front of the is a front garden laid to shingle bordered by a picket fence and wrought iron gate, and to the rear a low maintenance courtyard garden laid to shingle.

Current EPC Rating: D

Services: Mains water, gas and electricity

Local Authority: Tunbridge Wells Borough Council

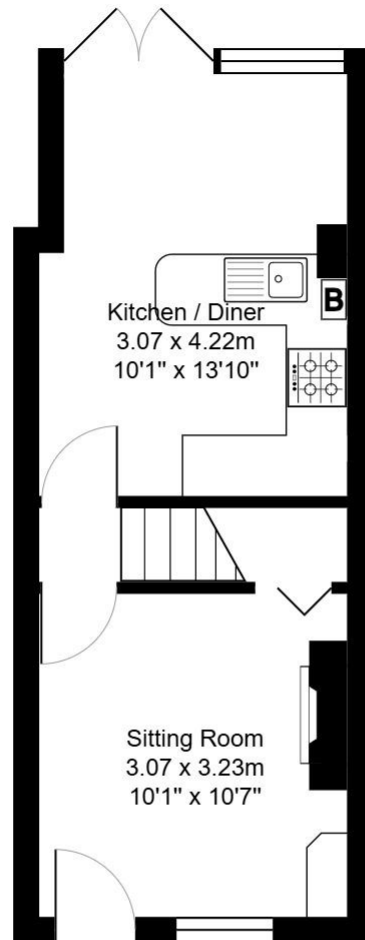
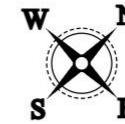
Council tax band: C

Property address: TN1 2LZ

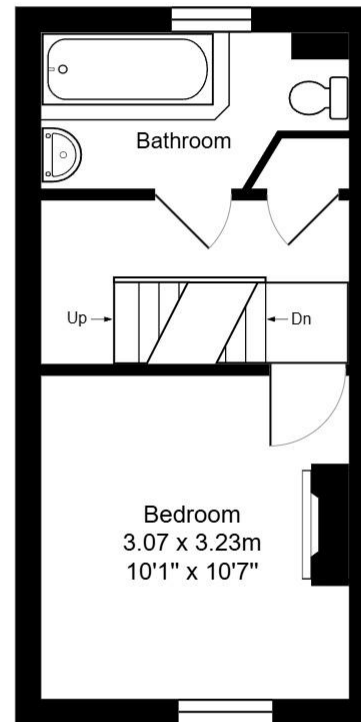


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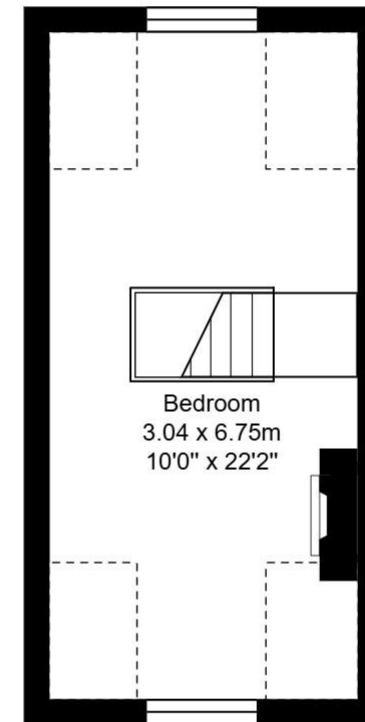
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 25.4 m² ... 274 ft²



First Floor
Area: 20.5 m² ... 220 ft²



Second Floor
Area: 20.5 m² ... 220 ft²

Total Area: 66.4 m² ... 714 ft²

All measurements are approximate and for display purposes only.

Important notice:

These details have been prepared for information only. Purchasers or tenants should seek professional advice from a solicitor or surveyor. Items shown are not guaranteed and are obviously subjective and

not to be relied upon. Any intending purchaser or tenant should seek verification from their own surveyor. Details of any property are



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