

FOR SALE

£225,000 FREEHOLD

Chandos Road, Tunbridge Wells

2 BEDROOM HOUSE

Martin & Co Martin & Co Tunbridge Wells
11 Vale Road, Tunbridge Wells, Kent, TN1 1BS
01892 543856
tunbridgewells@martinco.com



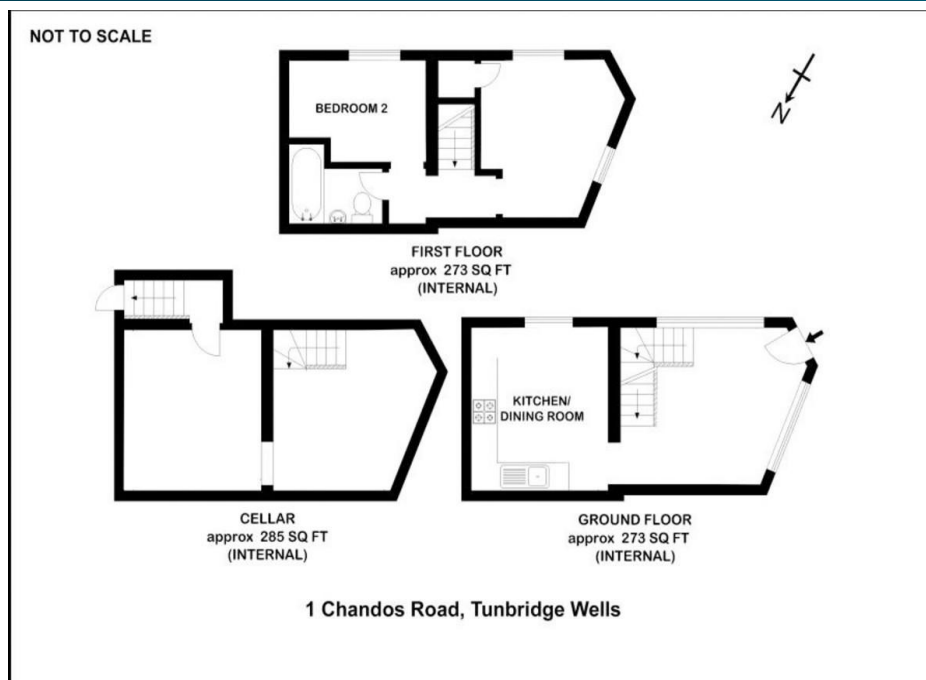
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Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **Sonic / Laser Tape:** All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. **Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. **All Measurements:** All Measurements are Approximate. **Mortgage & Financial Advice:** Our mortgages are offered by Seico who have a team of highly qualified Financial Consultants that can provide you with up to the minute information on many of the rates available. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. Asuitable life policy may be required. Loans subject to status. Minimum age 18.

FOR SALE

A stunning and unique property arranged over 3 floors and set in the St James's area, offering flexible accommodation, including a kitchen/dining room and upstairs bathroom.

- VICTORIAN HOUSE
- SET OVER 3 FLOORS
- FLEXIBLE ACCOMMODATION
- 3 RECEPTIONS
- KITCHEN/DINING ROOM
- UPSTAIRS BATHROOM
- DOUBLE GLAZED WINDOWS
- GAS FIRED CENTRAL HEATING
- EPC Rating:



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DISCRIPTION A unique and well-presented home in the St James's area which has recently been improved. The property is located within a half mile of the town centre, offering Royal Victoria Place shopping centre, local shops, restaurants and a main line station with links to the London Terminals.

Set over 3 floors, the property offers flexible accommodation, which is currently used as 2 bedrooms and 3 reception rooms, kitchen/dining room and an upstairs bathroom. Outside there is space to the front and side, with stairs leading to the separate entrance down to the lower ground area, which is currently used as an office.

LIVING ROOM 11' 5" x 10' 2" (3.5m x 3.1m) Double glazed windows to front and side, radiator, coved ceiling, television point, telephone point, power points, spotlights, laminate floor.

KITCHEN/DINER 11' 5" x 10' 9" (3.5m x 3.3m) Double glazed window to front, single drainer inset sink unit with cupboards under, range of base units, cupboards and drawers, range of wall units, laminate worktops, plumbing for washing machine, inset gas hob, electric oven, integrated fridge, telephone point, power points, coved ceiling, spotlights.

LOWER GROUND FLOOR

SITTING ROOM 14' 1" x 10' 2" (4.3m x 3.1m) Double glazed window to front, radiator, coved ceiling, power points, spotlights.

ADDITIONAL RECEPTION ROOM/OFFICE 11' 5" x 10' 9" (3.5m x 3.3m) Radiator, coved ceiling power points, laminate floor. Steps leading to street level.

FIRST FLOOR

BEDROOM ONE 11' 1" x 10' 2" (3.4m x 3.1m) Double glazed windows to side and front, built in cupboards, radiator, telephone point, power points, wall lights.

BEDROOM 2 10' 9" x 7' 2" (3.3m x 2.2m) Double glazed window to front, radiator, coved ceiling, telephone point, power points.

BATHROOM 7' 10" x 5' 6" (2.4m x 1.7m) Double glazed window to side, panelled bath with mixer unit, hand basin in vanity unit, low level wc, part tiled walls, radiator, loft access, extractor fan, spotlights, tiled floor.

OUTSIDE Gravelled garden area to front and side, wall and railings, and brick paved area.

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