



Taylor Street, Tunbridge Wells, Kent, TN4 0DX

Guide Price £315,000 Freehold

- NICELY PRESENTED TWO DOUBLE BEDROOM MID TERRACE COTTAGE
- PRETTY REAR GARDEN
- WALKING DISTANCE TO WELL RESPECTED GRAMMAR, COMPREHENSIVE AND JUNIOR SCHOOLS
- WALKING DISTANCE TO ALL LOCAL SHOPS AND AMENITIES
- SHORT DRIVE TO A21/M25 ROAD LINK
- BUS STOP CLOSE BY FOR TUNBRIDGE WELLS TOWN CENTRE
- SITUATED ON THE FRINGES OF BEAUTIFUL KENT COUNTRYSIDE
- EPC : C



PERFECT FOR A FIRST TIME BUYER OR A BUY TO LET INVESTOR. This charming two bedroom period mid terrace property sits comfortably in a popular residential are of Southborough and in walking distance of well respected local Junior and Senior schools and a stones throw from the vast array of local shops and amenities. The property is arranged over two floors and comprises a living room, kitchen/breakfast area and a bathroom on the ground floor with two double bedrooms on the first floor. The pretty rear garden which has a sunny aspect, is currently paved which can easily be turfed if required. This pretty little cottage has been well loved by the current owner over the many years she has lived here and would be a perfect haven for the right buyer. Double glazed throughout. Gas central heating. EPC rating C.

Viewing Information

To view this property please contact Jenny at Mother Goose Estate Agents.



Location

Situated in a quiet road within walking distance to Southborough High Street which offers an array of local shops and amenities and regular bus services to Tonbridge and Tunbridge Wells. This property is a short drive from High Brooms and Tonbridge MLS offering a fast service to London. The A21/M25 is a few minutes drive from this property. Southborough is situated on the fringes of Tunbridge Wells and borders beautiful Kent countryside which is perfect for ramblers and dog walking.

Ground Floor

Living Room

Window to front. Wood effect flooring. Chimney breast with a feature gas/coal effect living flame inset. Radiator.

Kitchen

Window to rear. Wood effect flooring. Speckled worktop housing a one and a half bowl stainless steel sink with drainer. Built-in double electric oven with a four ring gas hob and extractor fan above. Built-in larder for storage. Plumbing for washing machine. and dishwasher. Integrated fridge freezer. Radiator. Doorway through to lobby.



lobby

Door to rear garden. Built-in cupboard for storage housing a gas combi boiler.

Family Bathroom

Window to side. Three piece suite comprising a bath with partial glass screen and wall mounted Triton electric shower unit. Fully integrated wash basin with cupboards below. Wall mounted radiator. Extractor fan.

First Floor

Main bedroom

Window to rear. Radiator.

Bedroom Two

Window to front. Built-in cupboard for storage. Radiator

Outside

Front

Small area to front with pathway to front door. On street parking.



Rear Garden

This has been designed into a terraced courtyard area which has a wooden fence surround. There is scope for lawn to be laid as an alternative. This area of the garden has a very sunny aspect and offers plenty of space to house pots and plants. There is garden store attached to the bathroom with space for garden tools.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| A | (92-100) | | 91 |
| B | (81-91) | | |
| C | (69-80) | 73 | |
| D | (55-68) | | |
| E | (39-54) | | |
| F | (21-38) | | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |





14, Taylor Street, Southborough, Tunbridge Wells, TN4 0DX

Total Area: 61.6 m² ... 663 ft²

All measurements are approximate and for display purposes only