



**11 Castle Street, Southborough, Tunbridge Wells,  
Kent, TN4 0PE**

**£1,050 pcm Freehold**

- Two double bedroom terraced home
- Modern and neutrally decorated throughout
- Pretty rear garden
- Walking distance to local shops and amenities
- Close to A21/M25 road link
- Short drive to Tonbridge/Tunbridge Wells
- EPC:C



Mother Goose are delighted to bring to the rental market a charming modern/contemporary mid-terrace Victorian two bedroom cottage. Available from early February. Situated in a popular residential area of Southborough village, the accommodation comprises living room, kitchen/diner and bathroom on the ground floor whilst on the first floor there are two double bedrooms. There is a pretty garden to the rear of the property. Double glazed throughout and Gas central heating. EPC: C. Council Tax: C.

### Viewing Information

To view this property please call Sally Woods at Mother Goose Estate Agency.

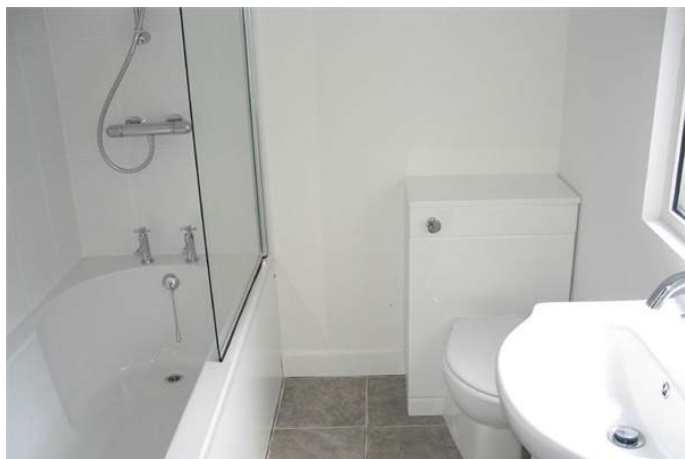
### Location

This property is situated in a popular residential area of Southborough within walking distance of Southborough Primary School and a short drive to Tonbridge/Tunbridge Wells town centres. Very convenient for local shops, park, pubs and restaurants. It is also a short drive to the railway station which operates a regular service to London. Close to the A21/M25 road link.

### Ground Floor

#### Porch

UVPC construction with part obscured glazing to front.



### Living Room

13' 9" x 11' (4.19m x 3.35m) Window to front. Fireplace with brick inset and wood mantle and surround. Partly glazed front door. Under-stairs recess area and cupboard. Built-in cupboard housing meters. Points for television and satellite. Radiator and gas fire. Carpet

### Kitchen/Diner

11' x 9' 7" (3.35m x 2.92m) Window to rear. Attractive range of wall and base units. Work top housing stainless steel sink with single drainer. Under worktop electric oven with gas hob and extractor. Freestanding fridge freezer. Radiator.

### Utility Area

Partly glazed door to rear garden. Washing machine and gas combination boiler.

### Bathroom

Obscured window to side. Fully insulated and tiled. Attractive three piece bathroom suite incorporating bath with shower over, WC and wash hand basin. Heated towel rail.

### First Floor

#### Bedroom One

11' x 10' 10" (3.35m x 3.30m) Window to front. Loft access. Two built in wardrobes. Carpet. Radiator.



## Bedroom Two

11' x 9' 9" (3.35m x 2.97m) Window to rear. Carpet. Radiator.

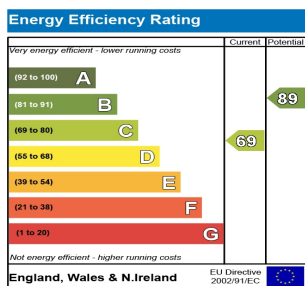
## Outside

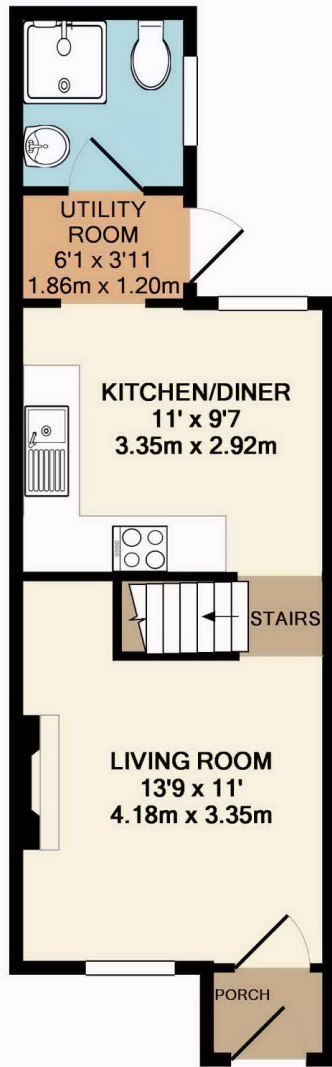
### Front Garden

Low maintenance paved area with pathway leading up-to front door.

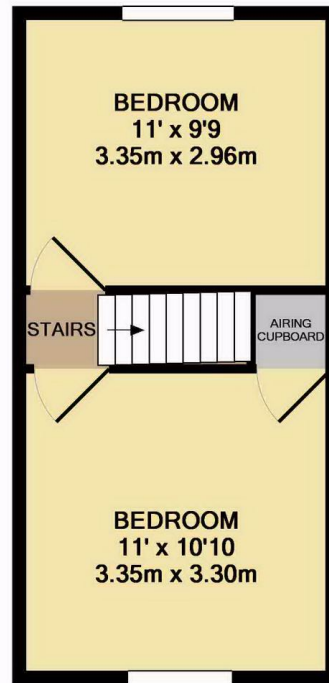
### Rear Garden

Patio area leading onto lawn with borders to the sides and fruit trees. Fence panelling and gates. Large storage unit.





GROUND FLOOR  
APPROX. FLOOR  
AREA 332 SQ.FT.  
(30.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 256 SQ.FT.  
(23.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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