



**Sold STC**

**Charles Street, Tunbridge Wells, Kent, TN4 0DS**

**Guide Price £295,000 Freehold**

- FANTASTIC OPPORTUNITY TO CREATE A BEAUTIFUL FAMILY HOME
- Two double bedroom mid terrace family home
- Scope to extend to rear or to convert the loft space
- Good size rear garden
- Good sized kitchen/breakfast area
- Walking distance to Southborough Junior School and well reputed Senior Schools.
- Walkable distance to local shops and parks
- Short drive to the A21/M25 road link.
- NO CHAIN



\* PERFECT FOR A FIRST TIME BUYER OR BUY-TO-LET INVESTOR \* SCOPE TO EXTEND TO THE REAR\* A very charming period two double bedroom mid terrace house, situated in a very popular residential area within walking distance of Southborough High Street and the well respected 'Southborough Primary School'. The accommodation is spread over two floors comprising a living room, good sized kitchen/breakfast room, and a lobby area which leads into a family bathroom. On the first floor there are two double bedrooms. To the rear there is a delightful westerly facing garden. NO CHAIN.

### Viewing Information

To view this property please call Jenny Ireland at Mother Goose Estate Agency.

### Location

This property is located within walking distance of the heart of Southborough Village which has a wide variety of shops and local amenities to suit all age groups. Southborough borders stunning countryside areas which are perfect for dog walkers and families. Tunbridge Wells town centre is also within walking distance of this property as is the railway station which boasts an excellent fast rail services to all the London main line stations in under an hour. The A21/M25 road link is a short distance from the property. It is very close to all well respected Junior and Senior Schools in the area. Tunbridge Wells Sports and Indoor Tennis Centre is a short walk from the property.

### Ground Floor

#### Lounge

Attractive front door which leads into the living room. Option to construct a porch. Window to front. Brick built fire place with brick inset shelving to each side with built in cupboards for storage.



## Kitchen/Dining Room

Window to rear. A range of attractive base and wall units incorporating sink and drainer. Granite effect worktop with tiled splashback. Space for table and four chairs. Space for cooker. Integrated fridge and freezer. Washing machine to remain. Storage cupboard with space for a tumble dryer. Additional under-stairs cupboard for storage. Radiator.

## Lobby

Ideal for coats, shoes etc. Laminate flooring. Door to rear garden.

## Bathroom

Obscured window to rear. Three piece bathroom suite including bath with gravity shower above, WC and wash basin to match. Partially tiled. Laminate flooring. Wall mounted combi boiler (with full service history) Radiator.

## First Floor

### Bedroom One

Window to front. Built in cupboard over stairs. Radiator. Loft access. Part boarded, fully insulated with drop down ladder. Power connected.

### Bedroom Two

Window to rear. Built in cupboard. Radiator.



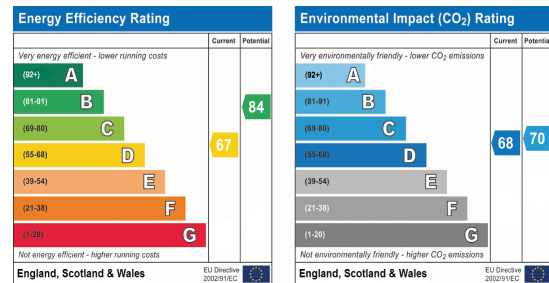
## Outside

### Front Garden

Low level picket fence surrounding small courtyard.

### Rear Garden

West facing good size family friendly rear garden. Mainly laid to lawn. Shed to remain. Wood fence panels to side provide privacy.



# Charles Street, Southborough, Tunbridge Wells, TN4

Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1077967