



**Forge Road, Tunbridge Wells, Kent, TN4 0EX**

**Guide Price £325,000 Freehold**

- PRICE RANGE £325,000 - £350,000
- OPEN HOUSE SAT 25TH JAN BETWEEN 12.00PM - 1.30PM APPTS ONLY
- Two double bedrooms
- Situated on the edge of beautiful Kent countryside
- Walking distance to well respected Junior and Senior Schools in the area
- Gas central heating and double glazing
- Walking distance to local shops and amenities
- NO CHAIN



**\*PRICE RANGE BETWEEN £325,000 - £350,000\* \*IDEAL FOR FIRST TIME BUYERS OR INVESTORS\* OPEN HOUSE SAT 25TH JANUARY 12.00PM-1.30PM\*** This charming period style semi-detached two bedroom home has been loved for over 40 years by the current owner and its now time to be loved once more by a suitable buyer who can grow into this delightful home. The property is dated but presentable and will need some modernisation. All windows are double glazed throughout and the bathroom is situated upstairs. The accommodation is spread over two floors with the kitchen, living room, dining room and small conservatory on the ground floor and two double bedrooms and a bathroom on the first floor. It is within walking distance of the local shops and amenities and both Junior and Senior Schools are within walking distance of the property. There is a well screened low maintenance rear garden. This property is situated on the fringes of some beautiful Kent countryside, offering some amazing countryside walks. END OF CHAIN.

### **Viewing Information**

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



### **Location**

This property is located in a desirable residential area of Southborough close to all local shops and amenities. The local well respected, Grammar and secondary schools are also close-by. The railway station is within a mile providing excellent rail services to London in under the hour. The A21 is a short drive from the property providing excellent links to the M25. The well acclaimed 'Southborough Primary School' is a short walk from the property. For sports lovers, Tunbridge Wells Indoor Sports and Tennis centre is also within walking distance of the property. An excellent location for families and young couples starting a life together.

### **Ground Floor**

#### **Living Room**

Window to front. York stone brick fireplace with stone hearth and shelving. Radiator.

#### **Dining Room**

Window to rear. Wall mounted gas fire with back boiler (service annually). Built-in shelving. Radiator.





## Kitchen

Internal doorway through to small part brick built conservatory. Large picture window to side. Work tops housing a stainless steel sink. Wood effect work top. A range of eye level and base units. A free standing gas cooker (to remain). Fridge/freezer (to remain). Wall mounted electric heater. Door through to conservatory.

## Conservatory

Part brick built conservatory with double glazed units surround and roof. Tiled flooring. Door to rear garden. Plumbing for washing machine and space for fridge freezer. Step up to kitchen.

## First Floor

### Hallway

Loft access. Fully insulated with power connected. Partly boarded. Radiator.

### Bathroom

Window to side. Three piece bathroom suite comprising a bath, WC and basin to match. Cupboard housing hot water tank. with shelving. Radiator.

## Bedroom One

Window to front. Two built-in single cupboards. An additional built in cupboard. Radiator.

## Bedroom Two

Window to rear. Built-in cupboard. Radiator.

## Outside

### Front Garden

Flanked with a low brick wall. Pathway to side door.

### Rear Garden

The area is completely paved throughout to provide a low maintenance rear garden. Tall wooden fence panelling to all sides. Small shed to remain. Gated access to the front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# Forge Road, Southborough, Tunbridge Wells, TN4

Approximate Area = 818 sq ft / 75.9 sq m

For identification only - Not to scale

