



Total floor area 85.5 m² (920 sq.ft.) approx
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



10 GLADSTONE ROAD, TONBRIDGE, KENT TN9 1UE

Nestled along a quiet residential street within proximity of Tonbridge railway station is this characterful 2 bedroom Victorian terraced home which offers a great opportunity to put your own stamp upon. There are many original features including doors and fireplaces, a spacious living room boasting a traditional bay window. The dining room leads into the kitchen which while functional would benefit from modernisation. Upstairs there are two double bedrooms both with lovely natural light and a large family bathroom. The rear garden is well established and easily maintainable and there is permit parking available on the street.

2 Double Bedrooms ■ Living Room with character fireplace ■ Dining room with fireplace ■ Kitchen ■ Family bathroom ■ Front and rear garden ■ Regularly serviced Worcester boiler installed 2020 ■ Permit parking on street ■ Double glazing installed in 2018 ■ Some original features

PRICE: £389,000 FREEHOLD



SITUATION

Tonbridge is a thriving market town, the property lies on the South side and is within easy reach of excellent primary, secondary and private schools also North Kent College. The town centre has a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park.

The town offers an excellent range of retail and leisure activities with High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes). The town of Sevenoaks (7 miles) is within a short drive. Access onto the A21/M25/M20/M2/A2 is nearby and provides a comprehensive road network with easy access to Heathrow and Gatwick airports, the Dartford Tunnel, Ebbsfleet International train station and the coast.

DIRECTIONS

From Tonbridge Railway Station head North on Quarry Hill Road towards Priory Road at the roundabout take the 1st exit onto High Street, take the 1st left into Avebury Avenue, sharp left into Barden Road then right into Gladstone Road, number 10 is on your left hand side.

GROUND FLOOR

ENTRANCE PORCH

2' 7" x 2' 11" (0.79m x 0.89m) UPVC front door into porch with tiled floor, opaque UPVC door into entrance hall.

ENTRANCE HALL

2' 11" x 11' 2" (0.89m x 3.40m) Doors to living room and dining room, stairs to first floor, radiator.

LIVING ROOM



10' 10" x 10' 6" (3.30m x 3.20m) UPVC double glazed bay window to front with seating area beneath, original Victorian fireplace, radiator.

DINING ROOM

13' 1" x 11' 2" (3.99m x 3.40m) UPVC double glazed window to rear, original Victorian fireplace with wooden mantle and surround, radiator, large understairs storage cupboard with cupboard housing electric RCD unit, steps down to kitchen.

KITCHEN



12' 2" x 8' 10" (3.71m x 2.69m) A range of wall and base units with worktops over, UPVC double glazed window to rear and side, door to garden, stainless steel 1 1/2 bowl sink unit, plumbing for dishwasher and washing machine, space for fridge freezer, gas hob, electric oven, radiator.

FIRST FLOOR

LANDING

12' 8" x 5' 0" (3.86m x 1.52m) Doors to bedrooms and bathroom, access to loft with ladder and power.

BEDROOM 1



14' 1" x 10' 10" (4.29m x 3.30m) UPVC double glazed window to front, built in shelving and hanging rails, radiator.

BEDROOM 2

13' 1" x 8' 6" (3.99m x 2.59m) UPVC double glazed window to rear, radiator.

BATHROOM

12' 6" x 8' 10" (3.81m x 2.69m) Panelled bath with electric shower and screen, low level W.C., pedestal wash hand basin, UPVC double glazed opaque window to rear, radiator, vinyl flooring, storage cupboard, cupboard housing Worcester Bosch boiler.

OUTSIDE

FRONT GARDEN

There is a pretty front garden with pathway to front door.

REAR GARDEN



Approximately 40ft long paved with a range of mature shrubs and trees, pergola, shed, outside light, outside tap. There is a side pedestrian access across shared right of way with neighbouring property.