

89 Goods Station Road

Tunbridge Wells TN1 2DF



KINGS ESTATES
PROFESSIONALS IN PROPERTY



89 Goods Station Road

Tunbridge Wells • TNI 2DF

Kings Estates are proud to offer this well presented three-bedroom semi-detached house in the centre of Tunbridge Wells.

- Three Bedroom House
 - Semi-Detached
- Well Presented Throughout
- Newly Refurbished Kitchen & Bathroom
 - Low Maintenance Rear Garden
 - Central Town Location
- Close To Local Amenities Including Tesco's
 - Close To Hilbert & Grosvenor Park
- Only 0.5 Miles To Tunbridge Wells Mainline Station
 - Viewing Highly Recommended

EPC Rating: D



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www.kings-estates.co.uk



Kings Estates are proud to offer this well presented three-bedroom semi-detached house in the centre of Tunbridge Wells.

LOCATION

Located in a superb central position within minutes of the Royal Victoria Place shopping centre, bars / restaurants and extensive shopping and social facilities.

Tunbridge Wells mainline railway station is approximately 0.5 miles distant and provides fast and frequent services to London Charing Cross/Cannon Street in approximately 45 minutes.

Tunbridge Wells also offers many supermarkets, 2 theatres, multiplex cinema complex, sports & leisure amenities and good state and private schools. The open green spaces of Dunorlan Park and Grosvenor Park / Hilbert Rec are also within approximately three quarters of a mile.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Door to sitting room, open to dining room, stairs to first floor, under-stairs storage area, ceiling mounted spotlights.

SITTING ROOM

Front aspect window, feature fireplace with hearth and surround, alcove storage cupboard, recessed ceiling mounted spotlights.

DINING ROOM

Rear aspect door to garden, recessed ceiling mounted spotlights, feature fireplace with brick surround, large under-stairs storage cupboard.

KITCHEN

Side aspect window, modern fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, inset sink with mixer tap and drainer, integrated appliances including oven with induction hob and extractor hood over, dishwasher, freezer and washing machine. Ceiling mounted spotlights.

BATHROOM

Side aspect frosted window, white suite comprising panel enclosed bath with shower and screen over, low level WC, floating wash hand basin with mixer tap and mirror fronted cabinet over, tiled floor with underfloor heating, wall mounted heated ladder style towel rail. Recessed ceiling mounted spotlights.



FIRST FLOOR

LANDING

Doors to all bedrooms, loft hatch, side aspect window, recessed ceiling mounted spotlights.

MASTER BEDROOM

Front aspect window, full width built in wardrobes with sliding doors, recessed ceiling mounted spotlights.

BEDROOM 2

Rear aspect window, recessed ceiling mounted spotlights.

BEDROOM 3

Side aspect window, ceiling mounted light.

OUTSIDE

There is a low maintenance garden to the rear with a decked area and small area with artificial grass and shed. There is also a gate providing side access.

OTHER INFORMATION

COUNCIL TAX BAND - D - £1,610.34 for the year 2019/20 (Tunbridge Wells Borough Council)

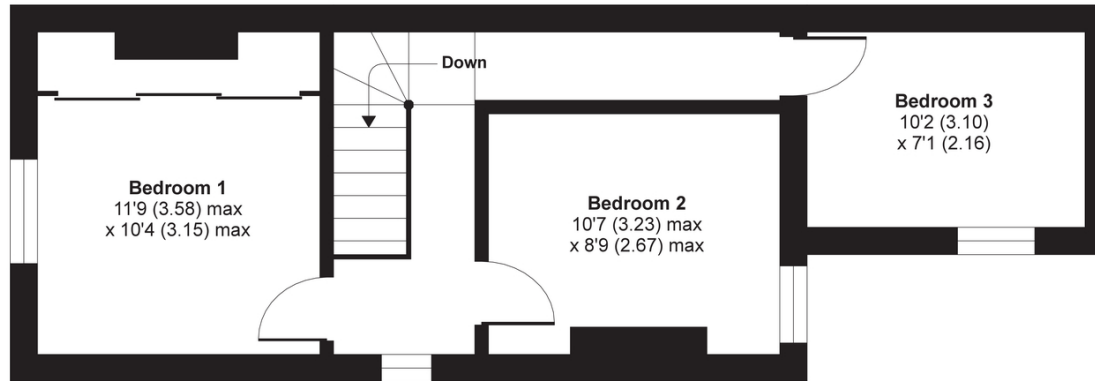


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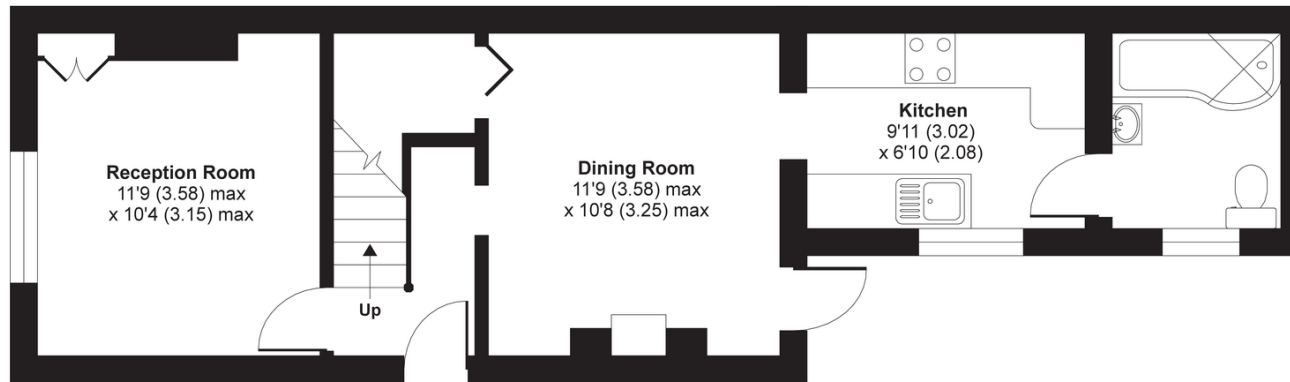
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Goods Station Road, Tunbridge Wells, TN1

APPROX. GROSS INTERNAL FLOOR AREA 853 SQ FT 79.2 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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