



2 Bedroom Terraced House with Garden

This two bedroom terraced house is in a great location close to local shops and Grosvenor & Hilbert park. The living room has a feature fireplace and low maintenance laminate flooring. The modern kitchen is well equipped with integrated microwave, slimline dishwasher, full height fridge freezer and a good range of kitchen cupboards. The modern downstairs bathroom has a 'P' shaped bath with rain head shower over. Upstairs there are two double bedrooms. There is also an external utility cupboard with washing machine. A flight of steps leads to the elevated rear garden which is mainly laid to lawn with patio area. Gas central heating, EPC band D. Council tax band C. Street permit parking. Viewing highly recommended.





ACCOMMODATION

Living Room 11' 3" x 10' 11" (3.43m x 3.33m)

Bright and airy living room with feature fireplace and low maintenance laminate flooring. There is a TV point, a radiator with thermostatic valve and a double glazed window to the front with a blind.

Kitchen 12' 2" x 11' 1" (3.7m x 3.38m)

The modern kitchen has a stainless sink with mixer tap. There is a four ring electric hob and fan oven, a slimline dishwasher, integrated microwave and full height fridge freezer. A good range of wall and base kitchen cupboards provides plenty of storage. There is a breakfast bar and understairs storage area.

Modern Downstairs Bathroom 6' 10" x 5' 11" (2.09m x 1.81m)

The modern downstairs bathroom has a 'P' shaped bath with rain head shower over. There is a pedestal basin with mixer tap, WC, a heated towel rail and a wall mounted cabinet with mirror door.

Master Bedroom 11' 3" x 10' 11" (3.42m x 3.32m)

The master bedroom has a double glazed window that overlooks the front of the property. The room has a radiator, and is carpeted.

Double Bedroom 2 11' 3" x 9' 4" (3.42m x 2.84m)

The second double bedroom has a double glazed window that overlooks the rear garden. The room has an airing cupboard, a radiator with thermostatic valve and a carpeted floor.

Utility Cupboard

An external utility cupboard has a washing machine and storage shelf.

Rear Garden

A flight of steps gives access to the elevated rear garden which is mainly laid to lawn. There is a patio area which is a lovely spot for outside entertaining.

Parking

Street permit parking.

Location

The house sits on Quarry Road which is a short 1 minute walk from St Barnabas C of E Primary School with it's 'Good' Ofsted rating (Oct '18). The popular Grosvenor & Hilbert park is less than 5 minutes away by foot. Royal Victoria Place shopping centre is less than a 10 minute walk. High Brooms Mainline station with it's train services to London is under a mile away.

EPC & Council Tax

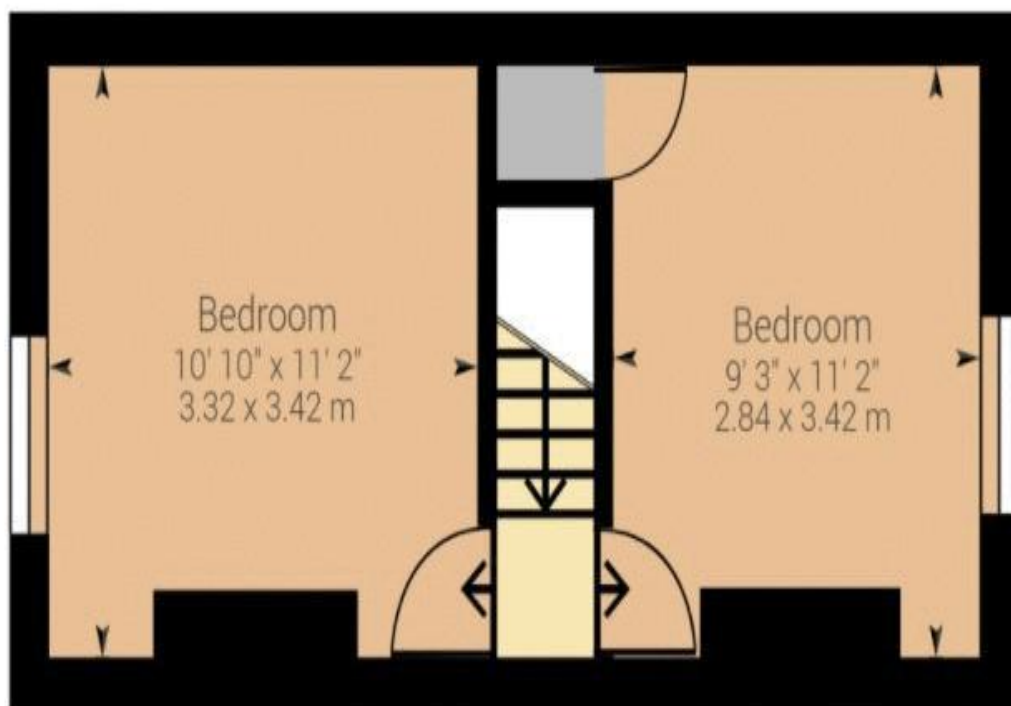
Energy Performance Certificate band D. Tunbridge Wells council tax band C, £2081.41 for 2025-26





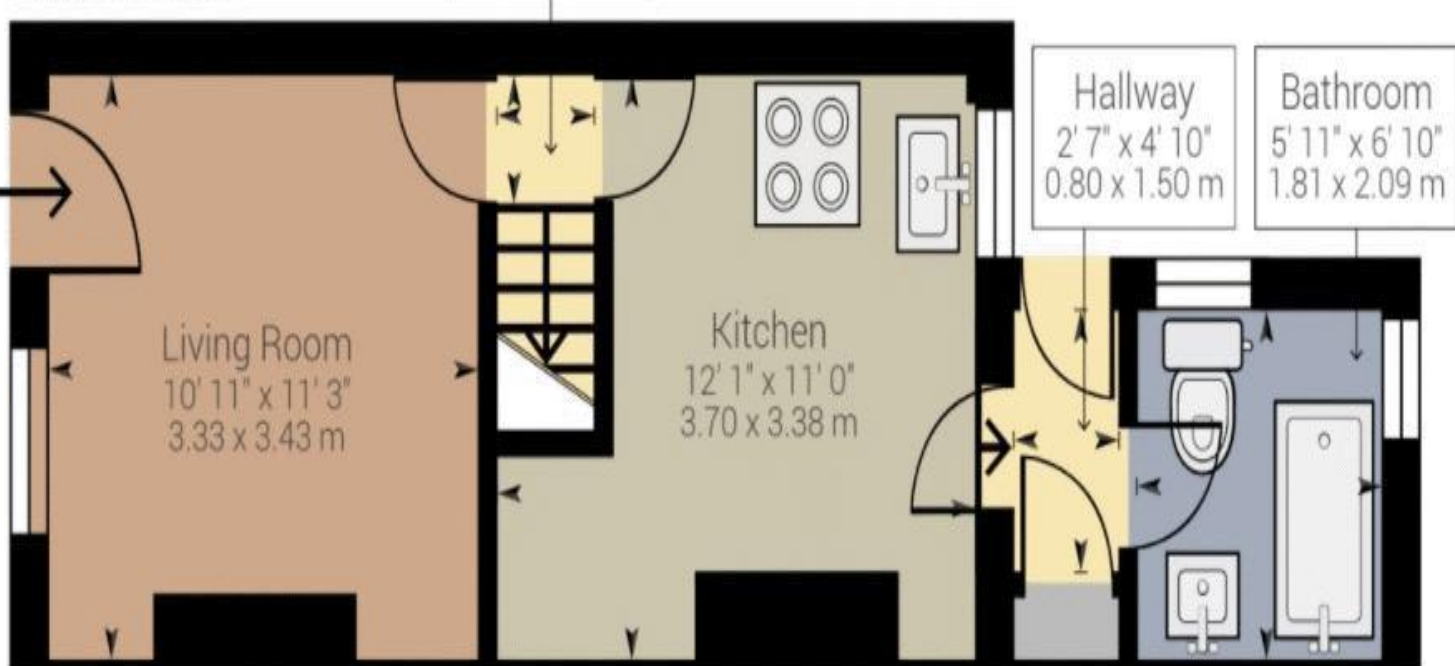
FLOOR PLAN

1st Floor



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Ground Floor

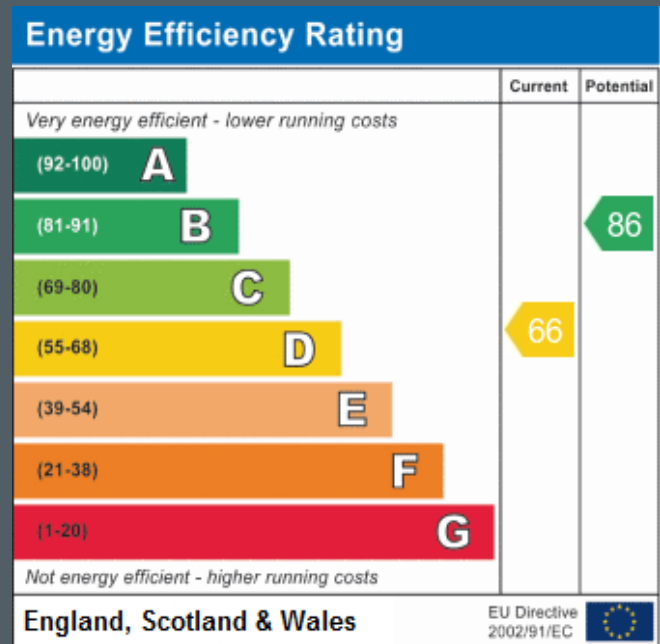


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