



2 Bedroom Terraced House with Garden

This two bedroom terraced house sits in a quiet residential street less than a 15 minute walk to Tonbridge station and High Street. The property has a reception room with period fireplace and separate dining room with under stairs storage cupboard. There is a modern kitchen with full height fridge freezer and washing machine. The Master bedroom is a good size and has a period fireplace. There is a second bedroom with wardrobe cupboard. The modern upstairs family bathroom has a 'P' shaped bath with rain shower head. Outside there is a lean-to outside the back door which gives useful additional storage. The back garden has a patio area which is ideal for outside entertaining. There is street parking at the back of the property and street permit parking along Baltic Road. Double glazing throughout, gas central heating, EPC band E. Council tax band C. Viewing highly recommended.





ACCOMMODATION

Living Room 11' 2" x 9' 10" (3.4m x 3m)

The living room has a double glazed window that overlooks the front garden. There is a period fireplace, a TV point and a radiator with thermostatic valve.

Dining Room 10' 6" x 9' 2" (3.2m x 2.8m)

The dining room has a low maintenance laminate floor. There is a double glazed window, a radiator with thermostatic valve and an under stairs cupboard.

Fitted Kitchen 10' 2" x 6' 7" (3.1m x 2m)

The fitted kitchen has a one and a half bowl sink with mixer tap, an electric hob, fan oven, fridge freezer and washing machine. There is a good range of wall and base kitchen cupboards providing plenty of storage. The room has two double glazed windows, and a back door that leads to the lean-to and garden.

Lean-To 10' 6" x 3' 3" (3.2m x 1m)

The lean-to is at the side of the property, outside the back door. It provides useful additional storage. There is a door leading to the garden, and an outside tap.

Master Bedroom 11' 2" x 9' 10" (3.4m x 3m)

The master bedroom has a double glazed window that overlooks the front of the property. There is a radiator with thermostatic valve and a period fireplace.

Bedroom 2 9' 6" x 7' 3" (2.9m x 2.2m)

The second bedroom has a double glazed window that overlooks the rear of the property. There is a radiator with thermostatic valve and a wardrobe cupboard.

Modern Bathroom 10' 6" x 6' 3" (3.2m x 1.9m)

The modern bathroom has a full length P-bath with shower over. There is a pedestal basin with mixer tap, a heated towel rail, WC and wall mounted mirror. The room has a frosted double glazed window and a storage cupboard.

Rear Garden

The rear garden is accessed via a short flight of steps. There is a patio area that is ideal for outside entertaining, and an area of grass. A back gate gives access to a FCFS parking area behind the property.

Parking

There is street permit parking at the front of the property. There is also an off-street parking area at the rear of the property, where parking is on a first come first served basis.

EPC & Council Tax

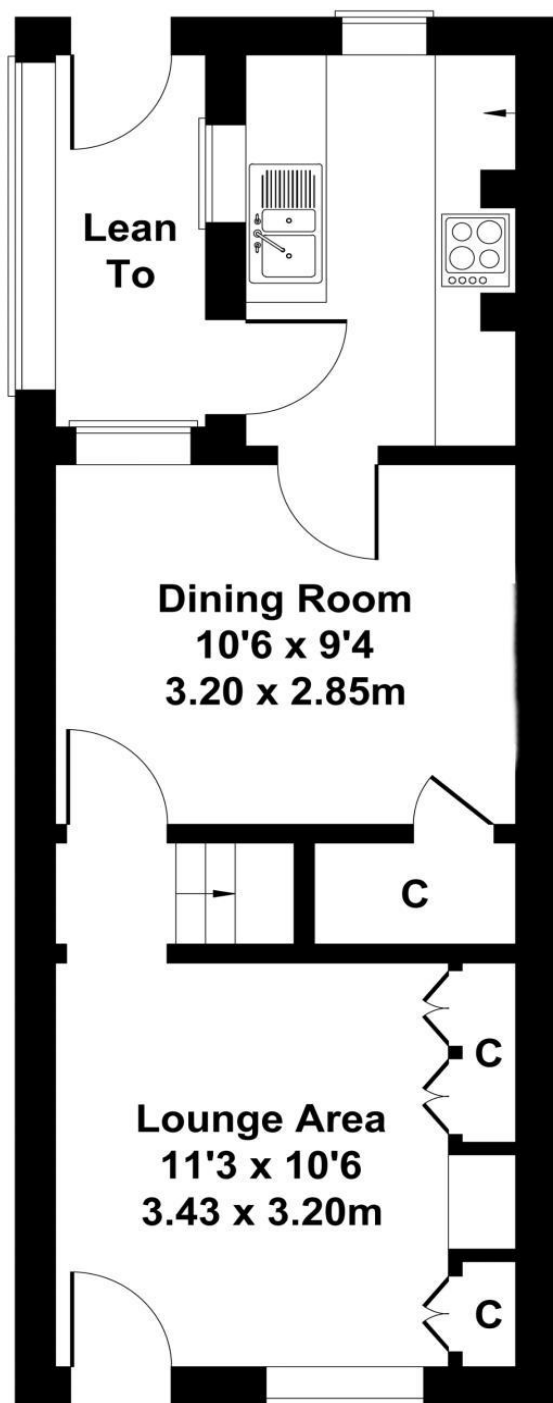
Energy Performance Certificate Band E. Council tax band C. £2094.37 for 2025-26.



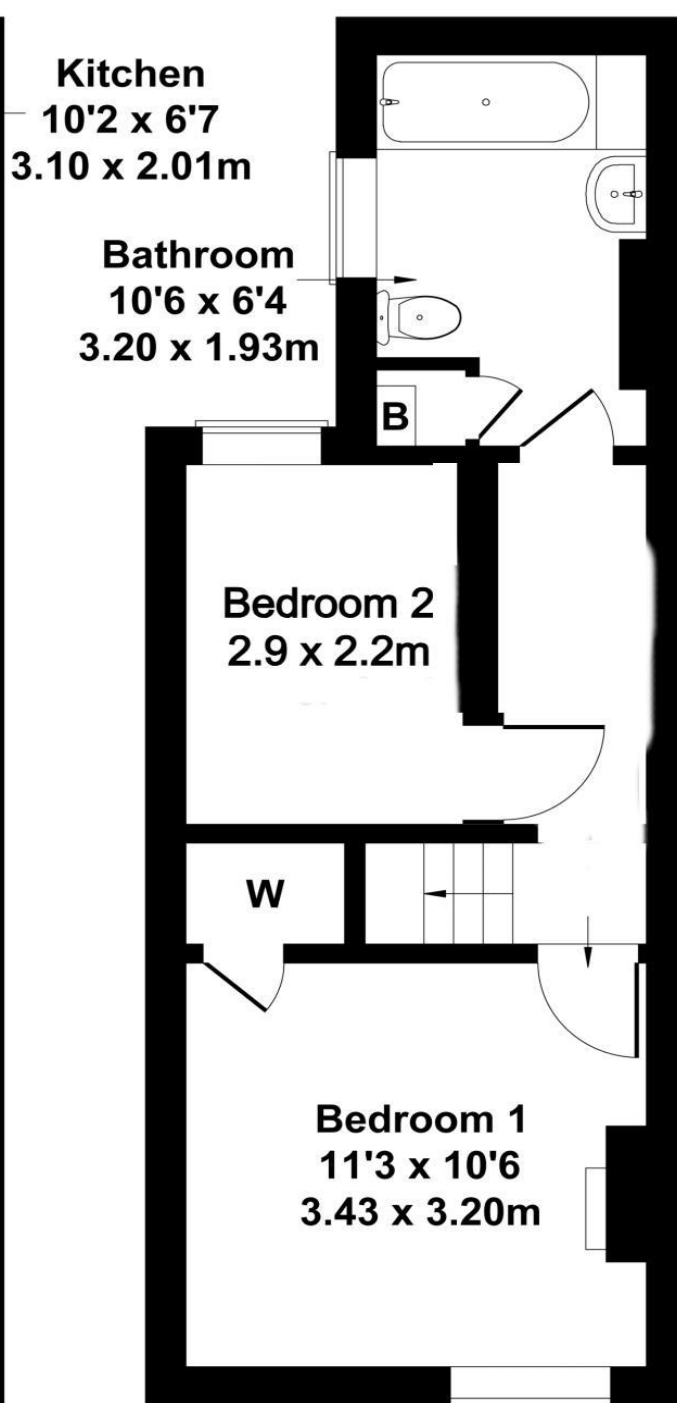


Baltic Road

Approximate Gross Internal Area
667 sq ft - 62 sq m
(Excluding Lean To)



GROUND FLOOR



FIRST FLOOR

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