



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.





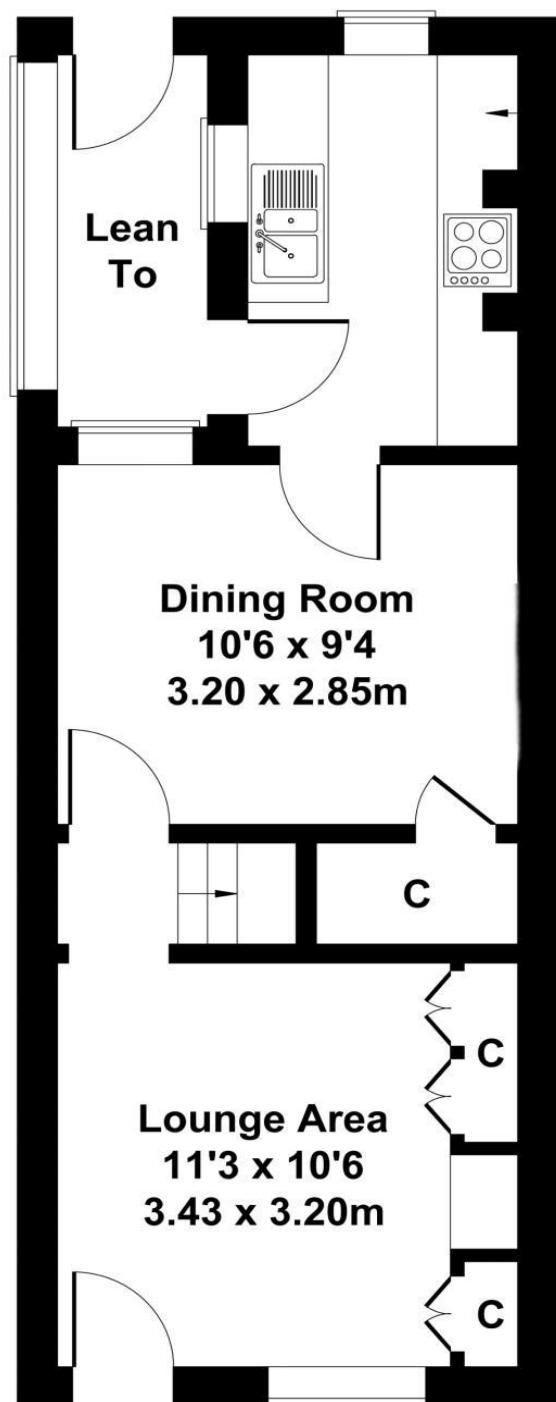
FLOOR PLAN

Baltic Road

Approximate Gross Internal Area

667 sq ft - 62 sq m

(Excluding Lean To)



GROUND FLOOR

Kitchen
10'2 x 6'7
3.10 x 2.01m

Bathroom
10'6 x 6'4
3.20 x 1.93m

Bedroom 2
2.9 x 2.2m

Bedroom 1
11'3 x 10'6
3.43 x 3.20m

FIRST FLOOR

IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise. Bardens Estates Limited is part of the Propertymark Client Money Protection scheme, and a member of The Property Ombudsman.



Bardens
