



### **2 Bedroom Terraced House with Rear Garden Walking Distance to Tonbridge Station**

This recently refurbished two bedroom terraced house is walking distance to Tonbridge mainline station. The property has a living room and separate dining room. There is a fitted kitchen and a downstairs cloakroom WC. Upstairs there are two double bedrooms and a family bathroom. The property has a low maintenance rear garden. Double glazing throughout, gas central heating, EPC band C, council tax band C. Street permit parking. Available for long term let. Viewing highly recommended.





## ACCOMMODATION

### **Living Room** 11' 6" x 11' 2" (3.5m x 3.4m)

The living room has a bay window that overlooks the front of the property. There is a radiator with thermostatic valve, a TV point and a telephone point.

### **Fitted Kitchen** 9' 10" x 7' 1" (3m x 2.17m)

The fitted kitchen has a four ring electric hob and fan oven, a one and a half bowl sink with mixer tap, and a radiator. There is a back door that leads to the rear garden.

### **Dining Room** 11' 2" x 10' 10" (3.4m x 3.3m)

The dining room has a radiator, an under stairs cupboard and a double glazed window that overlooks the rear of the property.

### **Downstairs Cloakroom WC**

There is a downstairs cloakroom WC with WC and hand basin.

### **Front Double Bedroom** 11' 6" x 11' 4" (3.5m x 3.46m)

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

### **Family Bathroom**

The family bathroom is accessed via the rear bedroom. There is a full length bath with shower over, a WC and a pedestal basin. The bathroom has a radiator, a double glazed window and an airing cupboard.

### **Rear Double Bedroom** 11' 6" x 10' 9" (3.5m x 3.27m)

The rear double bedroom has a double glazed window that overlooks the rear of the property. There is a radiator with thermostatic valve and a telephone point. A door from the bedroom leads to the family bathroom.

### **Rear Garden**

The low maintenance rear garden is accessed via some steps at the back of the property. It is paved with a raised bed at the rear.

### **Parking**

Street permit parking is available on St Marys Road.

### **EPC and Council Tax**

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

### **Location**

St Marys Road is a quiet residential street, just over a 10 minute walk to Tonbridge mainline station. Lidl supermarket is a 13 minute walk. Tonbridge High Street with its wide variety of shops and cafes is a 15 minute walk away.







## IMPORTANT NOTICE

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