



Mount Pleasant, Paddock Wood, Tonbridge, Kent, TN12

Guide Price £300,000 - £325,000

When experience counts...

est. 1828
bracketts

Offered for sale is this well presented two-bedroom end of terrace home situated on a quiet road, close to the Town Centre in Paddock Wood. The property comprises entrance, open plan living and dining, kitchen and conservatory opening up onto the garden. Upstairs, there are two bedrooms and a family bathroom. Outside there is a pretty and low maintenance garden to the rear and space to the side as well for a shed and storage. The property also has double gates at the back of the garden, giving you the option to park a car off road. There is also a single garage on block which is accessed to the rear. This home would be ideal for first time buyers as well as investors and has the added benefit of being sold with no onward chain.

End Of Terrace House

Two Bedrooms

Open Plan Living / Dining Space

Kitchen

Conservatory

Bathroom

Garden

Garage On Block

Close Proximity To HS & MLS

Ideal For FTB's & Investors





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

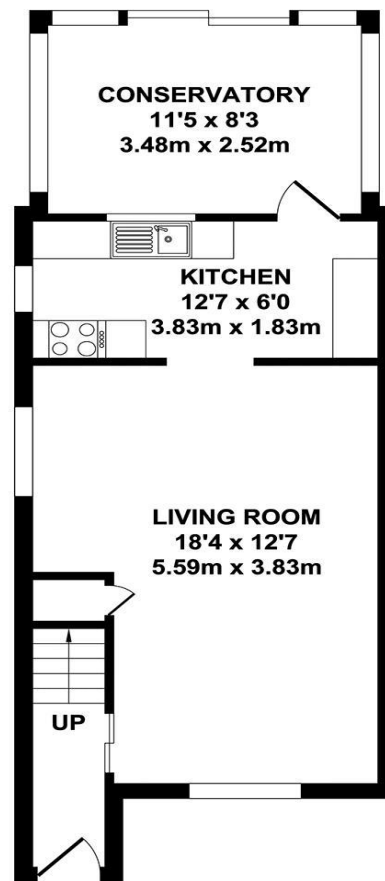
ADDITIONAL INFORMATION:

Council Tax Band C
Double Glazed Windows

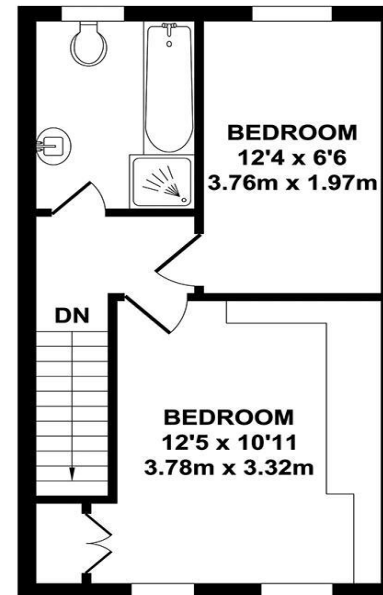
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
418 SQ.FT.
(38.81 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
310 SQ.FT.
(28.80 SQ.M.)

TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.61 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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