

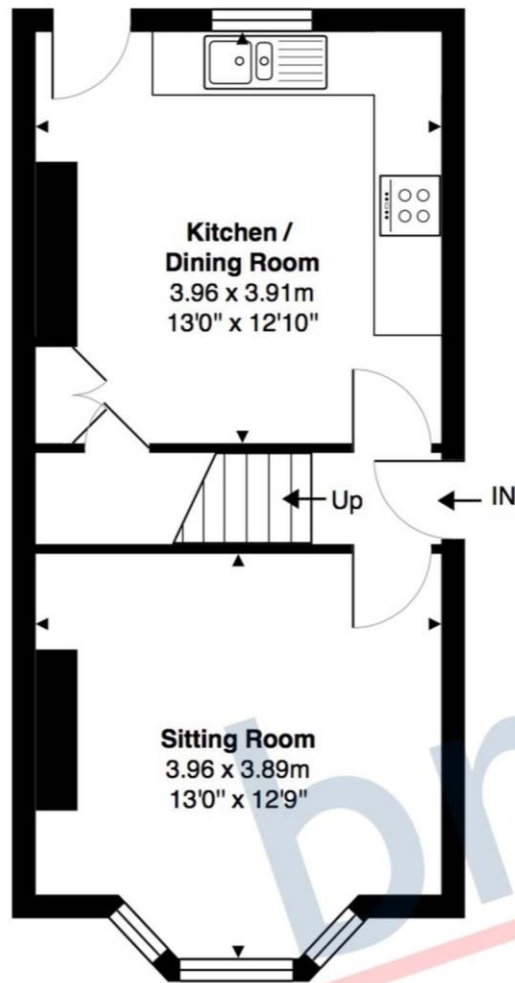


8 Vale Road, Southborough, Tunbridge Wells, Kent TN4 0QQ

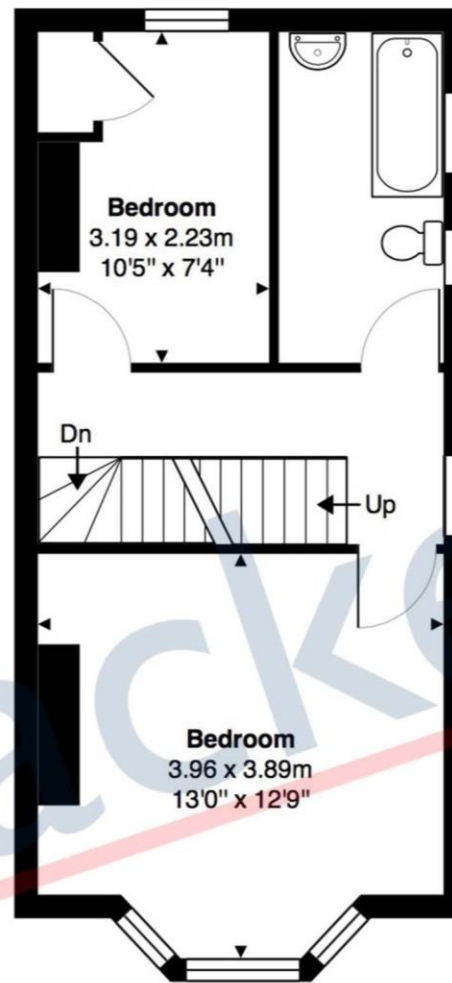
Price Range: £380,000 - £399,000 Freehold

When experience counts...

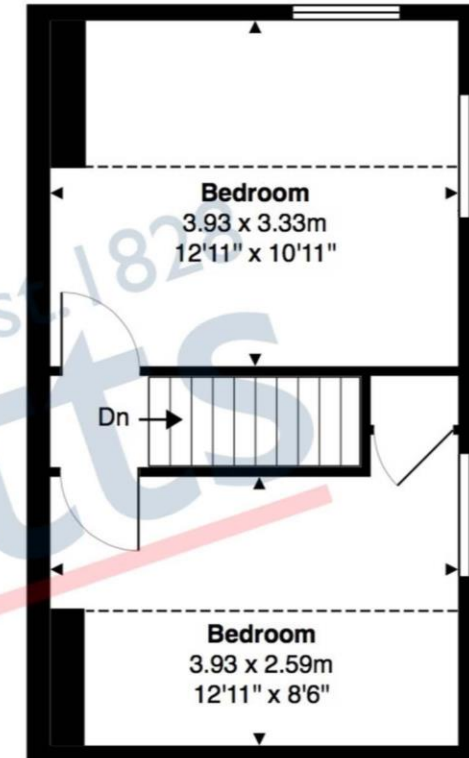
est. 1828
bracketts



Ground Floor
Approx Internal Area
361 sq ft (33.5 sq m)



First Floor
Approx Internal Area
361 sq ft (33.5 sq m)



**Gross Internal Floor
Area Approx
1017 sq ft (94.4 sq m)**

Second Floor
Approx Internal Area
295 sq ft (27.4 sq m)

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 54 | 63 |

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VIEWING

By appointment with Bracketts.

LOCATION

This property enjoys a pleasant and convenient position within a favoured part of Southborough being within a few hundred yards of the picturesque Common and a similar distance from day-to-day amenities on London Road where bus services connect to both Tonbridge and Tunbridge Wells and the myriad of secondary schools within the area. Tonbridge station with its frequent commuter services to London in 35 - 40 minutes is within 2.5 miles, High Brooms railway station is 1.5 miles distant and Tunbridge Wells town centre, with its pedestrianised precinct and the Royal Victoria Place shopping mall is about 2.5 miles distant. The area generally is well served by highly regarded schools for children of all age groups and has a healthy mix of sport, leisure and recreational facilities.

TO BE SOLD

An excellent opportunity to acquire a bay-fronted semi-detached house that is offered for sale free of any forward chain and has fresh floor coverings, kitchen and sanitary fittings to accommodation that is arranged over three floors, neatly presented throughout, with double glazed windows and gas fired central heating.

ACCOMMODATION

Ground Floor

Composite front door with twin glazed inserts to:

Entrance Hall

Staircase up.

Bay-Fronted Reception Road

Triple bay window to the front. Double radiator. Cupboard to one corner housing the electric consumer unit and meter.

Kitchen / Dining Room

Window and door to the rear garden. Double radiator. Vinyl flooring. Ceiling spotlights. Recessed understairs storage cupboard. L-shaped sweep of working surface extending to part of two walls being inset with a one-and-a-half bowl single drainer stainless steel sink unit with mixer tap above, plus a four ring electric hob inlaid with a stainless steel canopy and extractor above. Base units conceal integrated washing machine and dishwasher, storage and drawer pack. Fridge/freezer in housing unit. Suspended eye level cupboards, one concealing a Worcester gas fired boiler.

First Floor Landing

Window to the side.

Bedroom 1

Triple bay window to the front. Double radiator.

Bedroom 4

Window to the rear. Chimney breast with painted cast iron fireplace (not functional). Shelved airing cupboard to one alcove. Radiator.

Bathroom

Full height ceramic wall tiling around a panelled bath with ornate mixer tap, shower head and glazed folding concertina shower screen, wash basin with adjacent light and shaver socket, WC. Twin windows to the side. Extractor fan. Chrome towel rail/radiator.

Top Floor

Bedroom 3

Window to the side. Painted cast iron fireplace (not functional). Recess suitable for a wardrobe. Double radiator.

Bedroom 2

A twin aspect room with double radiator beneath window to the rear and further window to the side. Painted cast iron fireplace (not functional). Hatch to loft.

Agent's Note

Both Bedrooms 2 and 3 have headroom limited in part.

ROUTE TO VIEW

From our office in the High Street proceed in a northerly direction and turn left at the end of the road into Vale Road. Turn right onto London Road and proceed in a northerly direction on the A26 into Southborough and just after the St John's Methodist Church on the left, turn immediately left into Vale Road. Continue to the T-junction and turn right where the house will be found immediately on the left hand side.

OUTSIDE

There is an area of garden to the **Front** of the property and a pathway to the side where there is an outside light and external gas meter. A gate to the side provides access to an enclosed **Rear Courtyard**.

Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



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