



Shipbourne Road, Tonbridge, Kent, TN10 3EL

Guide Price £325,000

When experience counts...

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bracketts

Offered for sale with no onward chain is this delightful and charming terraced cottage situated at the north end of the town, about one mile from the High Street and Close to other local amenities. The property offers a wealth of character throughout with exposed wooden beams, tiled floor and feature fireplace. Accommodation comprises entrance, sitting room, dining room, modern kitchen & family bathroom. To the first floor there are two bedrooms. Externally the property offers both front & rear gardens with the added benefit of allocated parking for one vehicle accessed via Shelton Close. We recommend viewing at your earliest convenience.

Two Bedrooms

Period Cottage / Exposed Wooden Beams

Large Open Plan Sitting / Dining

Oak Fitted Kitchen

Modern Ground Floor Family Bathroom

Rear Garden

Allocated Parking

Close to Local Amenities

Viewing Highly Recommended

No Onward Chain





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, 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 D

Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



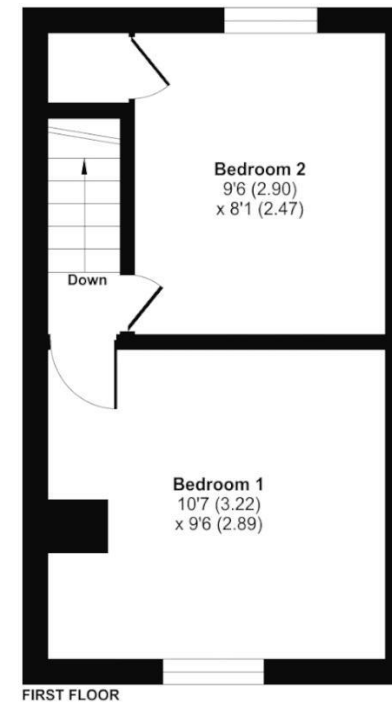
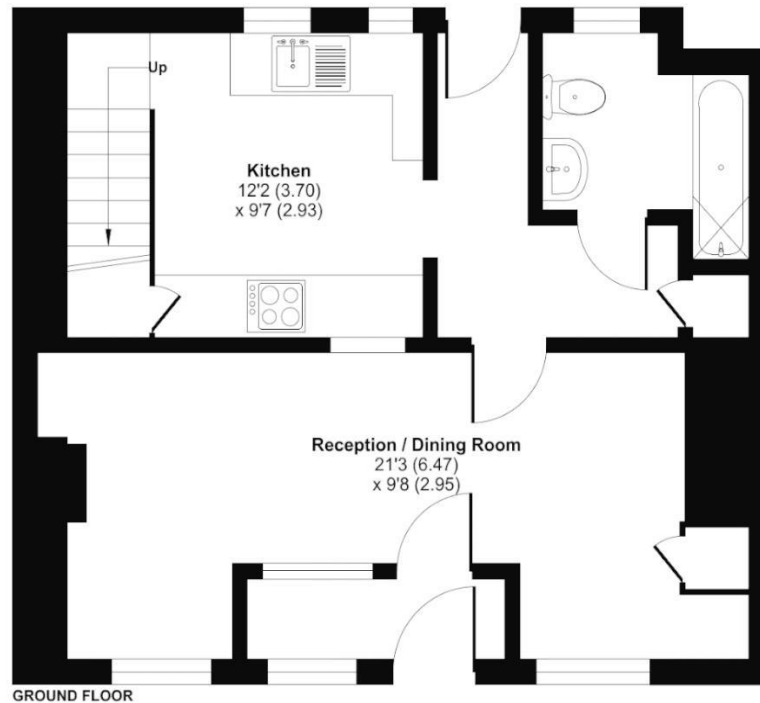
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Approximate Area = 676 sq ft / 62.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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