

Avon Street

Tunbridge Wells • Kent • TN1 2JG





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Kings Estates are proud to offer this charming three bedroom end of terrace house situated in the sought after St James' area of Tunbridge Wells providing easy access to the town centre, train stations and the beautiful Grosvenor Park. No Onward Chain.

- Three Bedrooms
- End Of Terrace
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Under A Mile To High Brooms Train Station
- Sought After St James Area
- Close To Shops, Restaurants & Bars
- Walking Distance of Grosvenor & Hilbert Park
- Viewing Comes Highly Recommended
- Available with No Onward Chain

EPC Rating: D



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LOCATION

Situated in a very convenient location within a quarter of a mile of the shopping centre, the popular St James primary school and within three quarters of a mile of the main line station and the historic High Street and renowned Pantiles. Tunbridge Wells grows evermore popular with its open parkland, places of interest and historical links. The area boasts many facilities for its local inhabitants of all ages, a full compliment of shops, banks and building societies including specialist shops in the Village area and the historical Pantiles and award winning Royal Victoria Place shopping mall. These sit alongside a variety of bars, restaurants and coffee houses. There are two mainline stations with fast and regular services to London Bridge/Charing Cross. Tunbridge Wells is also renowned for its schools whether state or private at both primary and secondary levels. There is also a choice of golf or tennis clubs as well as many attractive and interesting walks nearby.

ACCOMMODATION Approx. Gross Internal Floor Area: 848 Sq Ft / 78.86 Sq M.

GROUND FLOOR

ENTRANCE HALL Side aspect window, ceiling mounted light, door to:

LIVING ROOM 11' 11" x 11' 5" (3.63m x 3.48m) Front aspect window, recessed ceiling mounted spotlights, feature fireplace.

DINING ROOM 12' 0" x 11' 4" (3.66m x 3.45m) Recessed ceiling mounted spotlights, understairs storage cupboard, door to shower room and double doors opening to:

KITCHEN 12' 8" x 6' 10" (3.86m x 2.08m) Rear aspect door opening to the garden, recessed ceiling mounted spotlights, tiled floor. Modern fitted contemporary kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, inset sink with mixer tap and inset drainer, integrated double oven, four ring gas hob with extractor hood over, space and plumbing for washing machine and fridge/freezer.



SHOWER ROOM Rear aspect frosted window and sky light, tiled floor and fully tiled walls, suite comprising shower cubicle, wash hand basin with mixer tap and storage under, low level WC, recessed ceiling mounted spotlights.

FIRST FLOOR

LANDING Ceiling mounted lights, doors to all rooms.

BEDROOM 1 11' 11" x 11' 5" (3.63m x 3.48m) Front aspect window, ceiling mounted light, built-in storage cupboard.

BEDROOM 2 12' 1" x 7' 7" (3.68m x 2.31m) Rear aspect window, ceiling mounted light.

BEDROOM 3 8' 4" x 6' 7" (2.54m x 2.01m) Rear aspect window, ceiling mounted light.

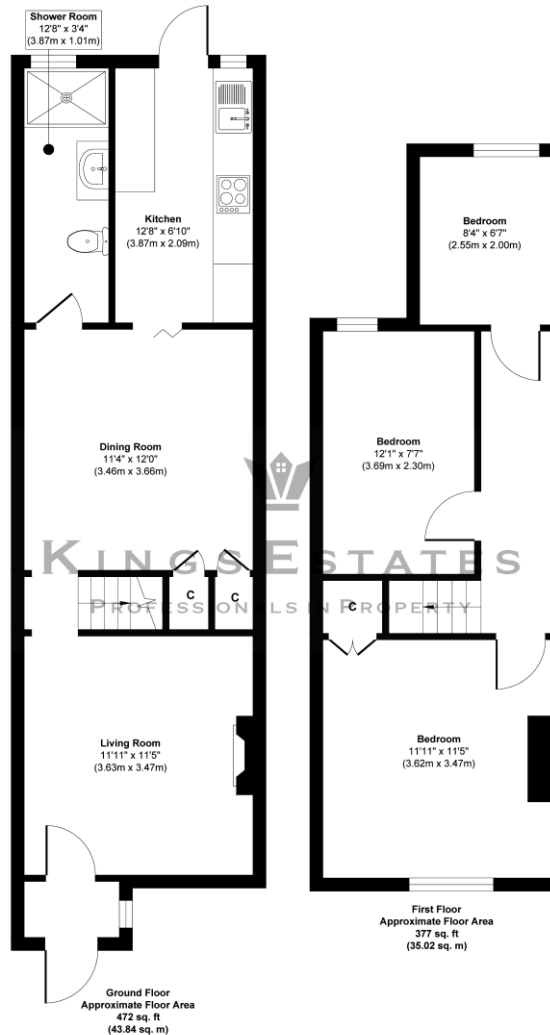
GARDEN The rear garden is mainly laid to lawn with a patio area and shed to the rear.

OTHER INFORMATION

COUNCIL TAX BAND - C - £1,672.04 for the year 2020/21 (Tunbridge Wells Borough Council)



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Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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