



2 Bedroom Semi-Detached House with Garden

This two bedroom semi-detached house sits in a quiet neighbourhood in the heart of popular St Johns. The kitchen-breakfast room is well equipped with washing machine, fridge freezer, gas hob, fan oven and slimline dishwasher. The living room has a feature fireplace and a low maintenance laminate floor. Upstairs the master bedroom has a fitted wardrobe, there is a second bedroom, and the family bathroom has a bath with shower over. Double glazing throughout, gas central heating, EPC band D. Outside there is a garden that is mainly laid to lawn with a patio area and shed. Street parking. Council tax band C. Viewing highly recommended.





ACCOMMODATION

Living Room 13' 9" x 11' 10" (4.2m x 3.6m)

The living room has a double glazed window that overlooks the front of the property. There is a feature fireplace, a TV point and a radiator with thermostatic valve.

Kitchen-Breakfast Room 13' 9" x 12' 2" (4.2m x 3.7m)

The kitchen-breakfast room has plenty of space for a table and chairs. There is a double glazed window that overlooks the rear garden and a back door that opens onto the patio. The kitchen is well equipped with a four ring gas hob, fan oven, washing machine, fridge freezer and slimline dishwasher.

Master Bedroom 11' 10" x 8' 6" (3.6m x 2.6m)

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

Family Bathroom 8' 10" x 5' 9" (2.7m x 1.76m)

The upstairs family bathroom has a full length bath with shower over. There is a WC, a basin, a wall mounted mirror, a heated towel rail and a storage cupboard.

Bedroom 2 11' 10" x 7' 7" (3.6m x 2.3m)

The second bedroom has a feature fireplace and a double glazed window with a view over the garden. There is a radiator with thermostatic valve and some fitted cupboards.

Rear Garden

The rear garden is mainly laid to lawn but there is a patio area and a shed. The garden can be accessed from the kitchen-breakfast room, and from a side gate that leads to the street.

Parking

Street parking is available in the neighbouring roads.

Location

The property sits on the corner of William Street and John Street, in a quiet neighbourhood in the heart of St Johns. The local High Street has a good range of local shops including a Sainsbury's Local and a Tesco Express. St Johns Park is a 6 minute walk. Tunbridge Wells mainline station is less than a mile away. The property is well positioned for local schools including three grammar schools.

EPC and Council Tax

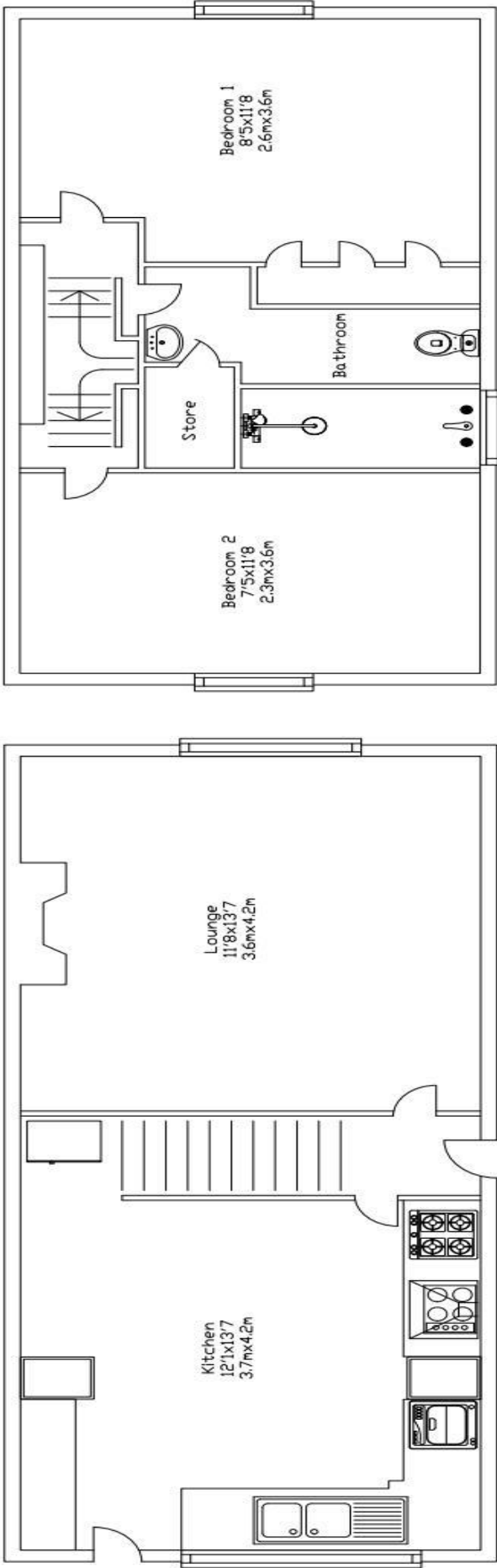
Energy Performance Certificate band D. Tunbridge Wells council tax band C, £1985.71 for 2024-25.





FLOOR PLAN

Approximate Gross Internal Area
688 sqft
64.5 sqm



FIRST FLOOR

GROUND FLOOR

IMPORTANT NOTICE

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