

Ibbett Mosely



5 Manor Road, Southborough, Tunbridge Wells, Kent, TN4 0LD
TO LET **£1,150**



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offices in Kent and London

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LET..SUBJECT TO CONTRACT...Very well presented semi detached house located in a favoured area of Southborough with access to all amenities Tunbridge Wells close by the property has been improved to a high standard over the years and now offers very attractive accommodation and a large easily maintained garden with Summer House/Study off road parking

- ENTRANCE HALL
- UTILITY ROOM
- BATHROOM
- SUMMER HOUSE
- SITTING ROOM
- CONSERVATORY
- GAS CENTRAL HEATING
- LARGE GALLEY KITCHEN
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING

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Entrance Hall

With stairs to first floor

Sitting Room approx 12'10" x approx 14'9"

With stone fireplace and coal effect decorative fire, TV cable/socket, phone point, four double sockets, radiator, small storage cupboard, inset lights

Kitchen approx 12'4" x approx 8'3"

Fully fitted with an expansive range of floor and wall units, integrated electric oven/gas hob, dish washer, fridge/freezer, downlights, radiator

Utility Room

Washing machine, wash basin, boiler with cloakroom offset

Conservatory

Leading from kitchen and overlooking rear garden with stepped access. Ceramic flooring, vertical blinds, ceiling light/fan

Bedroom One(rear) approx 11'7" x approx 8'6"

With radiator, five double sockets, inset light

Bedroom Two approx 9'8" x approx 14'11" into alcove

Radiator, free standing wardrobe in situ

Bathroom

White suite, fully tiled, suite comprising separate shower unit with monsoon shower head, bath, wash basin, WC, heated towel rail, wall storage cupboards, downlights

Rear Garden

Mostly lawned with paved patio area and below deck storage, pathway to

Summer house/Study

4 meter square, with heating, lighting/electrical points

Shed

Containing garden miscellany/lawn mower

Off Road Parking

Enough space for two cars (area divided by padlocked gates)

Directions for finding the property

From our office in Tonbridge proceed Southwards up Quarry Hill towards Southborough, travelling over the A21 flyover onto the A26 London Road. Continue on this road passing the Hand & Septre Pub on the left and Southborough Common/Cricket ground on the right. After Pennington Grounds/ Pennington Road on the left take the next turning on the right Holden Road. Continue right along this road passing a lake to the left and the turning to Manor Road follows on the left. No 5 Manor Road will be found a few yards up the road on the left hand side.



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Tonbridge 01732 351323

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