



Windmill Street

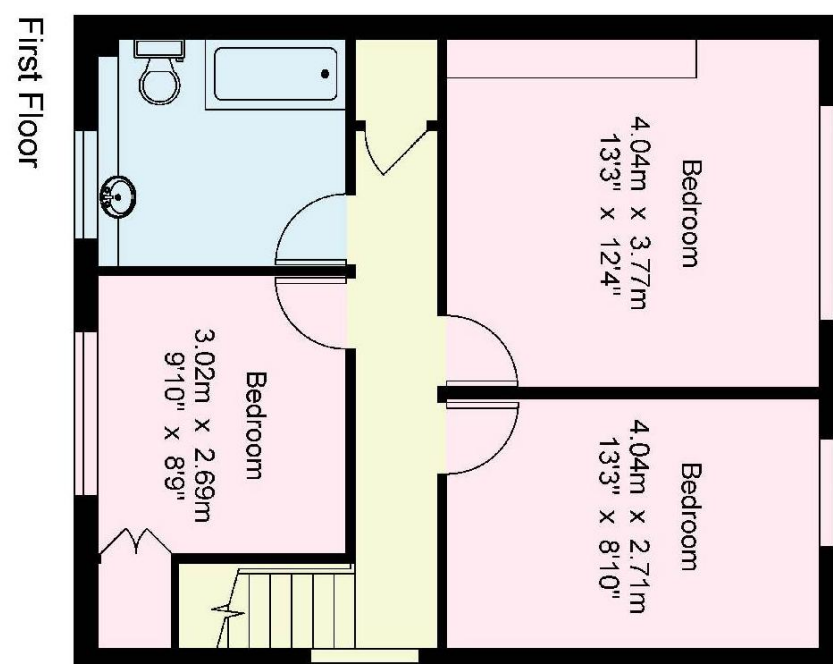
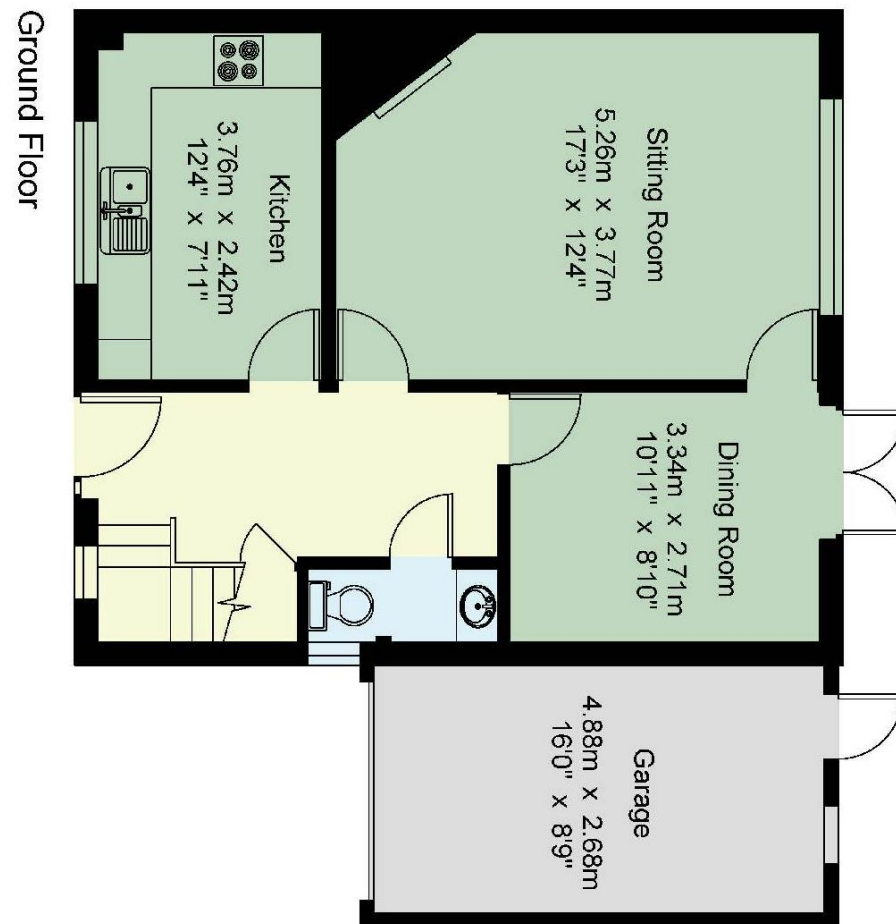
Tunbridge Wells, TN2 4UU

► SUMNER PRIDHAM ◀

An excellent opportunity to purchase a spacious 3 bedroom semi-detached house with garage and garden in the highly sought after St. Peters area. the property has previously been tenanted and now requires general refurbishment and also offers excellent opportunity for extension if required. Quiet residential location within walking distance to town centre and 0.8 miles from the mainline station.

Hall, Cloakroom, Sitting Room, Dining Room, Kitchen, 3 double Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Garage and Garden.

Guide price £550,000 Freehold *No forward Chain*



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Gross Internal Area : 118.0 sq.m (1270 sq.ft.)



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



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Property Description

- ◆ An excellent opportunity to buy a spacious 3 bedroom semi-detached house in a quiet location convenient to town and mainline station.
- ◆ Modernisation required and offering excellent potential for remodelling and extension subject to consents.
- ◆ Benefitting from no onward chain.
- ◆ Covered porch leads to a spacious hall, understairs storage cupboard.
- ◆ Central heating thermostat control.
- ◆ Cloakroom with low level WC, washbasin and window to side.
- ◆ Spacious sitting room with open fireplace fitted with gas fire (not tested) and window overlooking the rear garden.
- ◆ Dining room with patio doors out to the garden.
- ◆ Kitchen is fitted with a range of worksurfaces over 2 walls incorporating electric hob and oven with extractor above, ceramic one and a half sink and drainer with large window to front beneath, range of



- cupboards and drawers and matching wall mounted cabinets, modern Vaillant gas fired boiler providing central heating and domestic hot water, freestanding Hotpoint fridge and freezer, plumbing for washing machine.
- ◆ Staircase leads to first floor landing with window to side, airing cupboard housing insulated hot water tank with separate immersion heater and access to a good sized roof space where we consider there is potential for further accommodation subject to consents.
- ◆ There are 3 double bedrooms on the first floor and a spacious bathroom with panelled bath, separate electric shower above, low level WC, washbasin and window to the front.

Outside

- ◆ To the front there is a low brick wall boundary and drive for one car and garage with up and over door, door and window to the rear.
- ◆ Also housing a circuit breaker which was installed in July 2023.
- ◆ Side gate leads to the rear garden which is currently overgrown.
- ◆ Brick wall to the rear boundary, outside tap and light.
- ◆ The rear garden enjoys a sunny westerly aspect.

Location

- ◆ The property is located in the sought after quadrangle in the St. Peters area away from main roads yet within walking distance to town, mainline station and schools.
- ◆ All mains services connected

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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