

62 Nursery Road, Tunbridge Wells





62 Nursery Road, Tunbridge Wells TN4 9BZ

Period 1-Bedroom House, Close to Mainline Station

Accommodation Summary

- Mid-terrace house
- 1 double bedroom
 - Living room
- Kitchen/dining room
 - Rear lobby
 - Bathroom
 - Rear garden
- Sought after location
- Close to mainline station
 - Chain free



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This home is set back from the road by a low brick wall with a canopied entrance door and a red brick exterior.

The front door opens into the living room, which is brightened by its front aspect window. It is a welcoming space with plenty of room for sofas to relax in.

Beyond is the kitchen/dining room whose wooden effect flooring and painted brick chimney breast add charm to dining experiences. There are eye and base level cupboards for storage, room for appliances and a sink cleverly placed under the window.

At the rear of the kitchen is a lobby area with a part glazed door leading into the garden.

Climbing the stairs to the first-floor landing, the bedroom is at the front. It has a large window bringing in lots of natural light.

At the rear is a bathroom with a wooden panel enclosed bath with shower above.

Outside to the rear is an enclosed garden which is decked for low maintenance and style, perfect for relaxing in the summer months.

This home is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links. A must see!

Covered entrance door which opens into:

Living Room: 10'8 x 11 front aspect double glazed window, tiled fireplace and hearth, radiator and door opening into:

Kitchen/Dining Room: 10'8 x 11'11 rear aspect double glazed window, wooden effect laminate flooring, fitted cupboard, space and plumbing for washing machine, space for oven, space for fridge/freezer, sink with drainer and mixer tap over, tiled splash back and painted brick chimney breast with opening. The kitchen has plenty of worktop space, a good selection of wooden effect eye and base level units and a part glazed door opening into:

Porch: rear aspect double glazed window, tiled flooring and part glazed side aspect door opening into the garden.

Stairs up to first floor landing with doors opening into:

Bedroom: 10'8 x 11 front aspect double glazed window with views of the street and radiator.





Bathroom: 8 x 11`11 rear aspect opaque double glazed window, wooden panel enclosed bath with mixer tap, wall based shower attachment and glazed shower screen, pedestal wash hand basin with mixer tap, fitted cupboard, part tiled walls, low level WC, laminate flooring and radiator.

Outside: To the front of the property is a low brick wall with planting behind opening to a block brick pathway that leads to the front door. To the rear is a decked garden, fully enclosed on all sides by close boarded fencing with a raised stocked flower bed to the rear with a fitted bench seat. There is side gate access for bins.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,404.00)

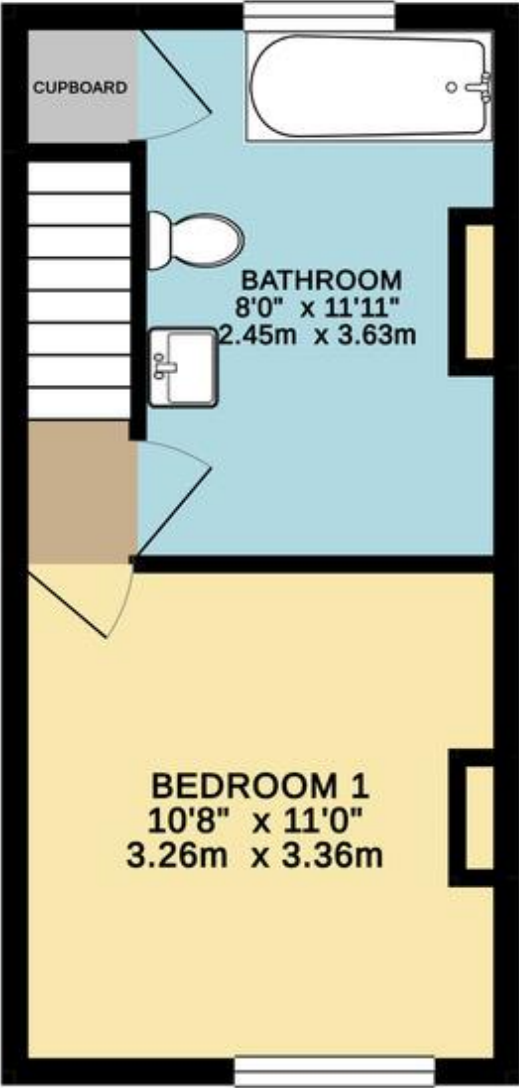
EPC: D (65)



GROUND FLOOR 277 sq. ft.
(25.8 sq. m.)



1ST FLOOR 246 sq. ft.
(22.8 sq. m.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 523 sq. ft. (48.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Information: Southborough

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells.

Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25.

Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club.

If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream.

The Ridgeway playing fields a short walk from Nursery Road also provide green open space for kids and pets and it has an active football club that plays there most weekends.

Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Nursery Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools.

Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 miles away and with two lines passing through it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys.



