

17 Nevill Street, Tunbridge Wells





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Perfectly Positioned 2-Bedroom Period Property Near The Pantiles and Tunbridge Wells Common

Accommodation Summary

- Semi-detached house
- 2 double bedrooms
- Living/dining room
 - Kitchen
 - Bathroom
 - Shower room
- Courtyard garden
- Town centre location
- 0.4-mile walking distance to mainline station
 - Chain free



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A handsome exterior of red brick and white paintwork entices you up its stone steps to the entrance door, a wooden gate to the side giving garden access.

First on the right is the living/dining room which has plenty of room for furniture, a feature fireplace and warm wooden flooring. The room's dimensions cleverly define living and dining areas, with a part glazed door to the side opening into the garden.

Behind is the kitchen, conveniently placed next to the dining area. It has wooden effect eye and base level units, counter tops and an integrated oven with a gas hob and extractor above. It is brightened by double aspect windows with a sink cleverly placed under the window overlooking the garden.

Climbing the stairs to the first floor there are two double bedrooms, a shower room and a bathroom.

Outside, the enclosed rear garden is paved, making it perfect for summer dining and entertaining.

Perfectly positioned a stone's throw from the Pantiles, the town centre and the station this home is a must see!





Entrance door which opens into:

Entrance Hall: under stair storage cupboard, radiator, wooden flooring and door opening into:

Living/Dining Room: 21 x 11`2 front aspect double glazed window, side aspect part glazed door opening into the garden, wooden flooring, fireplace with wooden mantle, fitted alcove cupboard, alcove open wall shelving, radiators and door opening into:

Kitchen: 11`2 x 6`11 side and rear aspect double glazed windows, wooden effect eye and base level units, counter surfaces, 1 ½ stainless steel sink with drainer and mixer tap, integrated oven with 4 ring gas hob, stainless steel extractor, space for fridge, space and plumbing for washing machine, wall hung boiler, wooden effect flooring, tiled splash back and radiator.

Stairs up to first floor with rear aspect double glazed window and doors opening into:

Bedroom 1: 11`6 x 11`2 front aspect double glazed window and radiator.

Bedroom 2: 11`2 x 8`10 side aspect double glazed window, fitted cupboards with hanging rails and shelves, ceiling loft access hatch, radiator and door opening into:

Bathroom: rear aspect double glazed window, panel enclosed bath, low level WC, pedestal wash hand basin, radiator, part tiled walls and tiled flooring.

Shower Room: shower enclosure with shower attachment, low level WC, wall hung wash hand basin, radiator, part tiled walls and tiled flooring.

Outside: paved terrace, a mix of walled and close boarded fenced perimeters, a brick storage cupboard and wooden gate for street access.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,030.00)

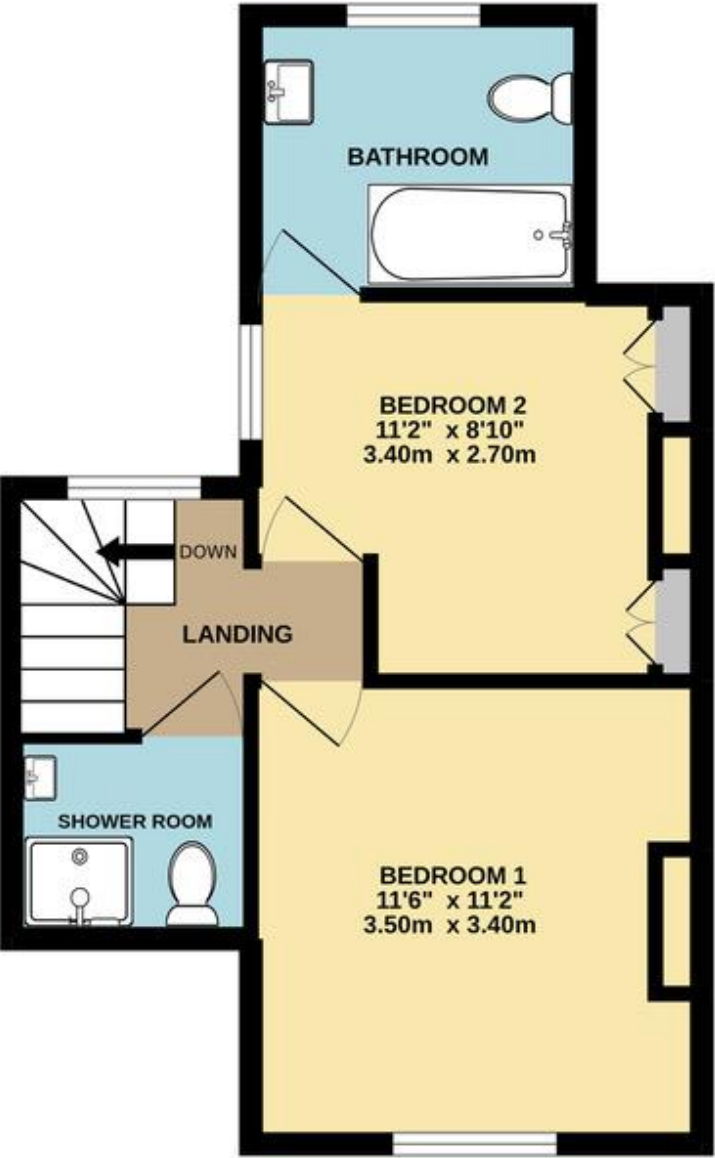
EPC: D (55)



GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.




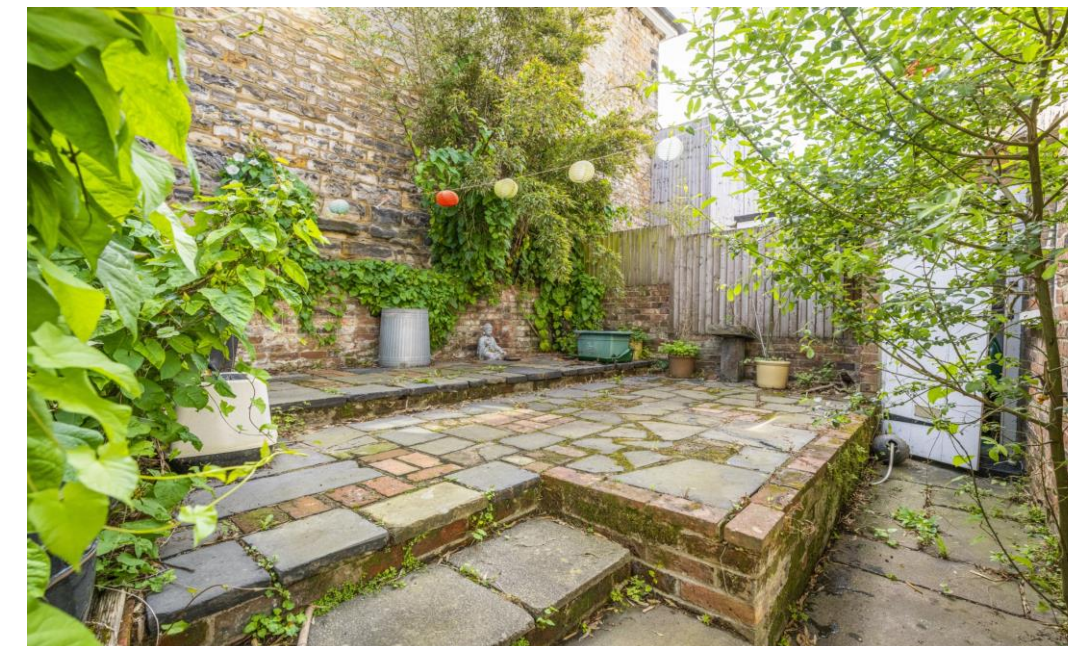
1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St James C of E, Claremont and The Mead School sit alongside the highly regarded and sought-after girls' and boys' secondary grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Grosvenor & Hilbert and Dunorlan Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



