



57 Auckland Road, Tunbridge Wells





57 Auckland Road, Tunbridge Wells TN1 2HX

Pretty Victorian Centrally Located 2-Bedroom House

Accommodation Summary

- Mid terrace
- 2 double bedrooms
 - Living room
- Kitchen/dining room
- Modern bathroom
 - Rear garden
 - Period features
- Close to mainline station and town centre
 - No onward chain



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A short walk from High Brooms mainline station with fast access into central London and within easy reach of Tunbridge Wells' town centre and the open green spaces of Grosvenor & Hilbert Park, is this deceptively spacious home.

Painted a pretty duck egg blue it is set back from the road by a low brick wall behind which stone slabs make room for potted plants to frame its exterior.

The front entrance door leads you straight into the living room which is bright and spacious, its crisply painted walls contrasting with the dark wooden effect flooring. It has a feature fireplace to add warmth on colder days and enough room for furniture and large family sofas.

Through an opening at the rear is the streamlined kitchen/diner which has everything you need with plenty of fitted cupboards and counter surface, an electric oven with 4 ring gas hob and a fridge/freezer. There is space for a table and chairs and a door that leads into an inner lobby with direct garden access.

At the back of the ground floor is the bright bathroom with a modern over bath shower and window bringing in lots of natural light to create a relaxing bathing experience.

Climbing the carpeted stairs to the first floor you reach two good sized bedrooms, both with period fireplaces and built in cupboards.

Outside at the rear is a private garden which is a blank canvas for you to create a green oasis of your choosing. It currently has a block paved terrace area and a wooden shed at the rear with perimeter wooden fencing and mature trees screening the space for your own enjoyment.

This home is perfect for first time buyers, investors and professionals alike. A must see!





Entrance door, which opens to:

Living Room: 10`11` x 10`10` double glazed front aspect window, fireplace with brick surround and wooden mantle and inset cast iron fire basket, fitted low level TV cabinet with open shelf, wooden effect laminate flooring and radiator.

Kitchen/Diner: 13`6 x 10`11` double glazed rear aspect window, range of white eye and base level units, two low level storage cupboards, electric oven, four ring gas hob, extractor fan, sink with drainer and mixer tap over, fridge/freezer, part tiled walls, wooden effect laminate flooring, radiator and door to:

Lobby area with laminate flooring, space for coats and shoes, door leading out to rear garden and door to:

Bathroom: double glazed side aspect opaque window, wall hung wash basin, WC with concealed cistern, panel enclosed bath

with wall mounted shower, part tiled walls, tiled floor and radiator.

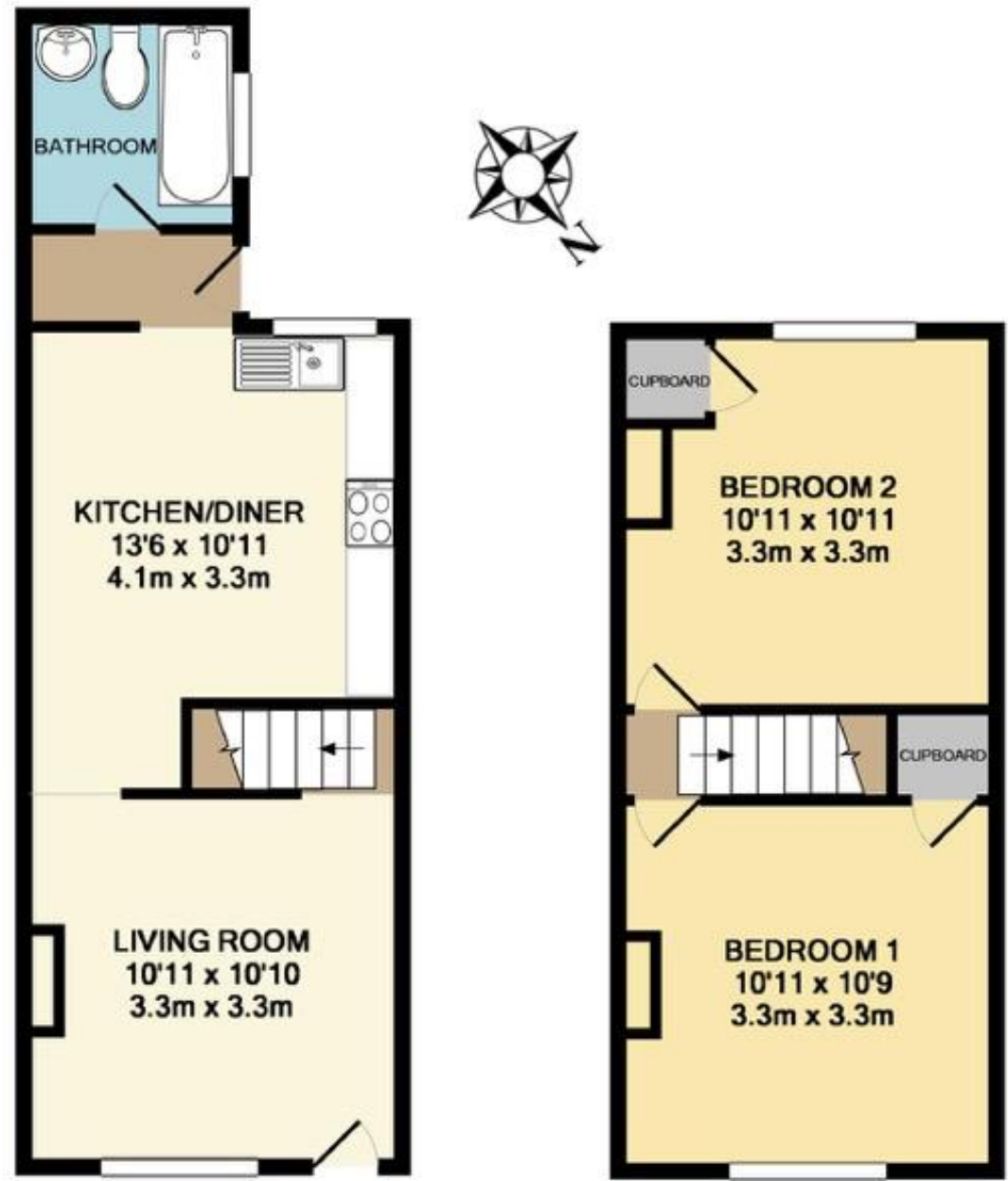
Stairs leading up to the first floor and doors to:

Bedroom one: 10`11` x 10`9` double glazed front aspect window, period fireplace with wooden mantle, built in cupboard and radiator.

Bedroom two: 10`11 x 10`11` double glazed rear aspect window, period fireplace with wooden mantle, built in cupboard and radiator.

Outside: the house is set back from the road by a low brick wall with stone slabs behind. The rear private enclosed garden has a brick paved terrace, a shed at the rear and mature shrubs and trees at the wooden fence perimeters.





GROUND FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 266 SQ.FT.
(24.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		71	
(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			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		72	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



General:

Tenure: Freehold

Local authority: Tunbridge Wells District Council

Council tax: Band C (£1,449)

EPC: C (71)

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 Holmewood House and Claremont School sit alongside the highly regarded and sought after girls` and boys` 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, Calverly 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.

