



176 Shipbourne Road, Tonbridge, Kent, TN10 3EL

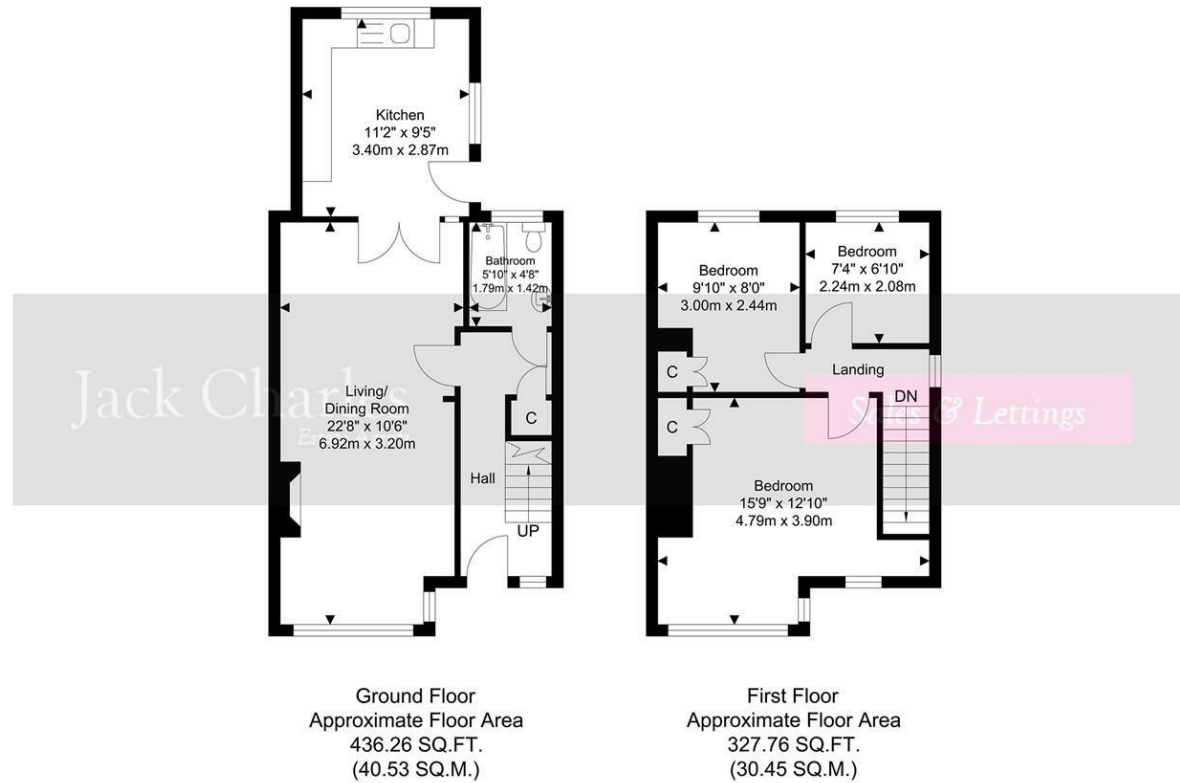
Guide Price £425,000 - £450,000

Jack Charles
Estate Agents

Sales & Lettings

- Semi Detached House
- Through Lounge / Dining Room
- Large Garden
- Requiring Modernisation
- Kitchen
- Front Garden With Potential For Parking
- Three Bedrooms
- Scope For Loft Conversion
- Viewings Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



TOTAL APPROX FLOOR AREA 764.02 SQ.FT. (70.98 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to offer for sale this super opportunity to purchase a semi detached house which requires some modernisation and upgrading. It is the first time in 67 years that this home has been marketed and it offers plenty of scope to extend and is being sold with the benefit of NO FORWARD CHAIN. The property is situated in a popular location and will make a wonderful home and although the property requires modernisation and upgrading it is a perfect opportunity to put ones own stamp on.

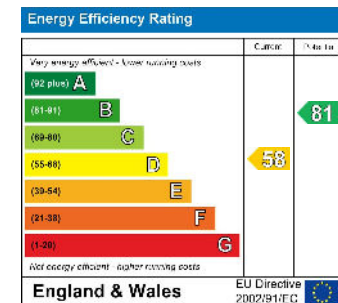
To the ground floor there is a hallway, bathroom, through lounge / dining room and a good sized kitchen / breakfast room with space for table and chairs and a recently fitted boiler. To the first floor there are three bedrooms. The bedroom to the front could be altered and divided to provide either a bathroom or a stair case for a loft conversion which some of the neighbouring properties have done.

Outside to the front there is a path, side access to the rear and a colourful garden with a lawn area. There is potential to create a drive subject to local authority consent like neighbouring houses. To the rear is a very private garden which has been much loved over the years and is predominately laid to lawn with extensive shrub and flower borders. There is a summer house and a paved terrace immediately to the rear. Viewings are recommended.

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Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).





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