



30 Baltic Road, Tonbridge, Kent, TN9 2LZ.

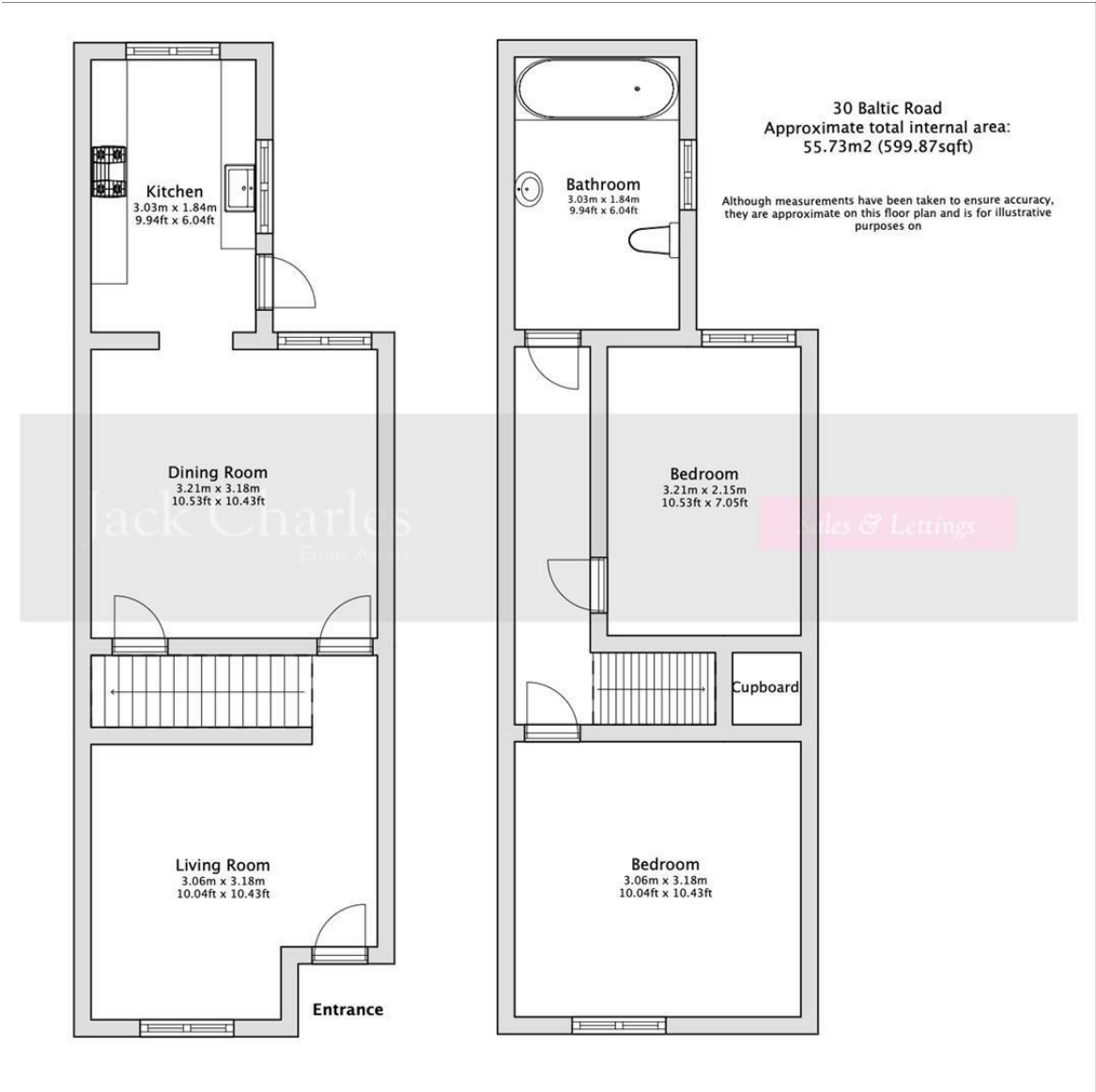
Offers in Excess of £335,000

Jack Charles
Estate Agents

Sales & Lettings

- End Of Terrace
 - Views
 - Pretty Level Garden
- Two Bedrooms
 - Two Reception rooms
 - Close To MLS
- First Floor Bathroom
 - Newly Fitted Kitchen
 - 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

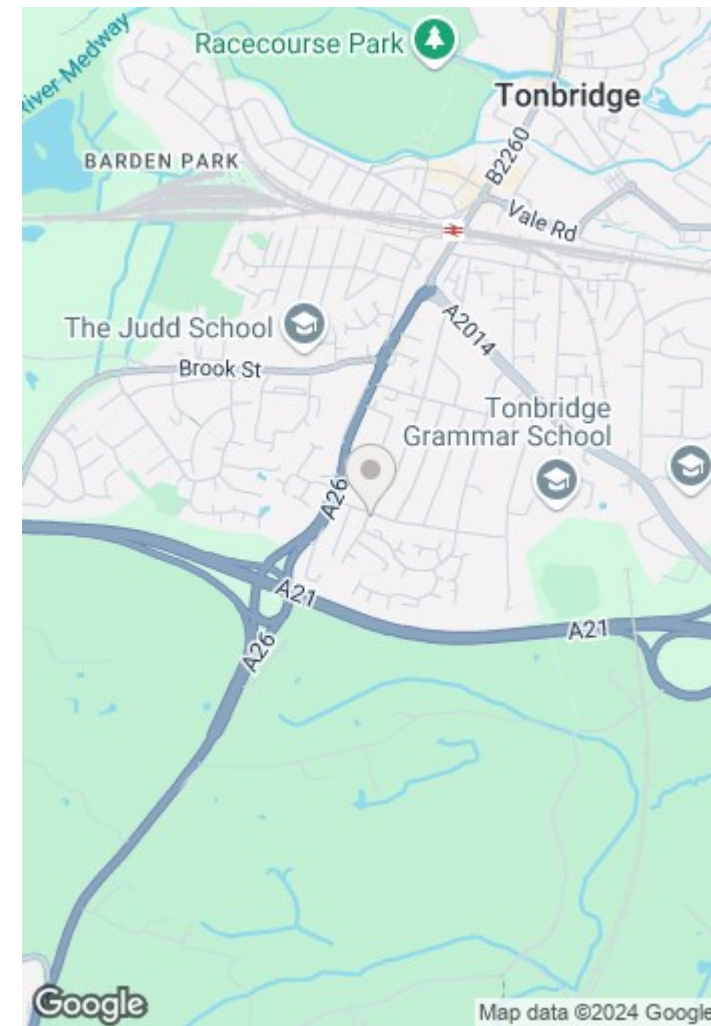
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To Be Sold

Guide Price £325,000 - £350,000 Jack Charles are delighted to offer for sale is beautifully presented end of terrace property, situated to the South side of Tonbridge, close to the mainline station in High Street. You enter to the property via an arched recessed entrance which leads to a lovely reception room, this room has super views to the front wood affect flooring and a doorway through to an inner hall, which in turn leads through to the second reception room with window to the rear, doorway through to the kitchen and an under stairs cupboard. The kitchen has range of wall and base units incorporating cupboards and drawers, electric oven and hob, space and plumbing for washing machine, dishwasher as well as a fridge freezer. There are windows to side and rear and a door leading out to the side. To the first floor, the landing gives access to both bedrooms and family bathroom, bedroom one is to the front with an over stairs cupboard and offers lovely views over the town and North downs, bedroom two is to the rear and the family bathroom comprises from a panel enclosed bath with shower over, WC and a wash hand basin and window side. Outside the gardens are delightful enclosed by panel fencing, there is a hardstanding area adjacent to the kitchen, lawn and to the rear of the garden is a deck area with garden shed. There is a side pathway leading to front where there are steps up to the front entrance, flower and shrub borders.

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 well-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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