



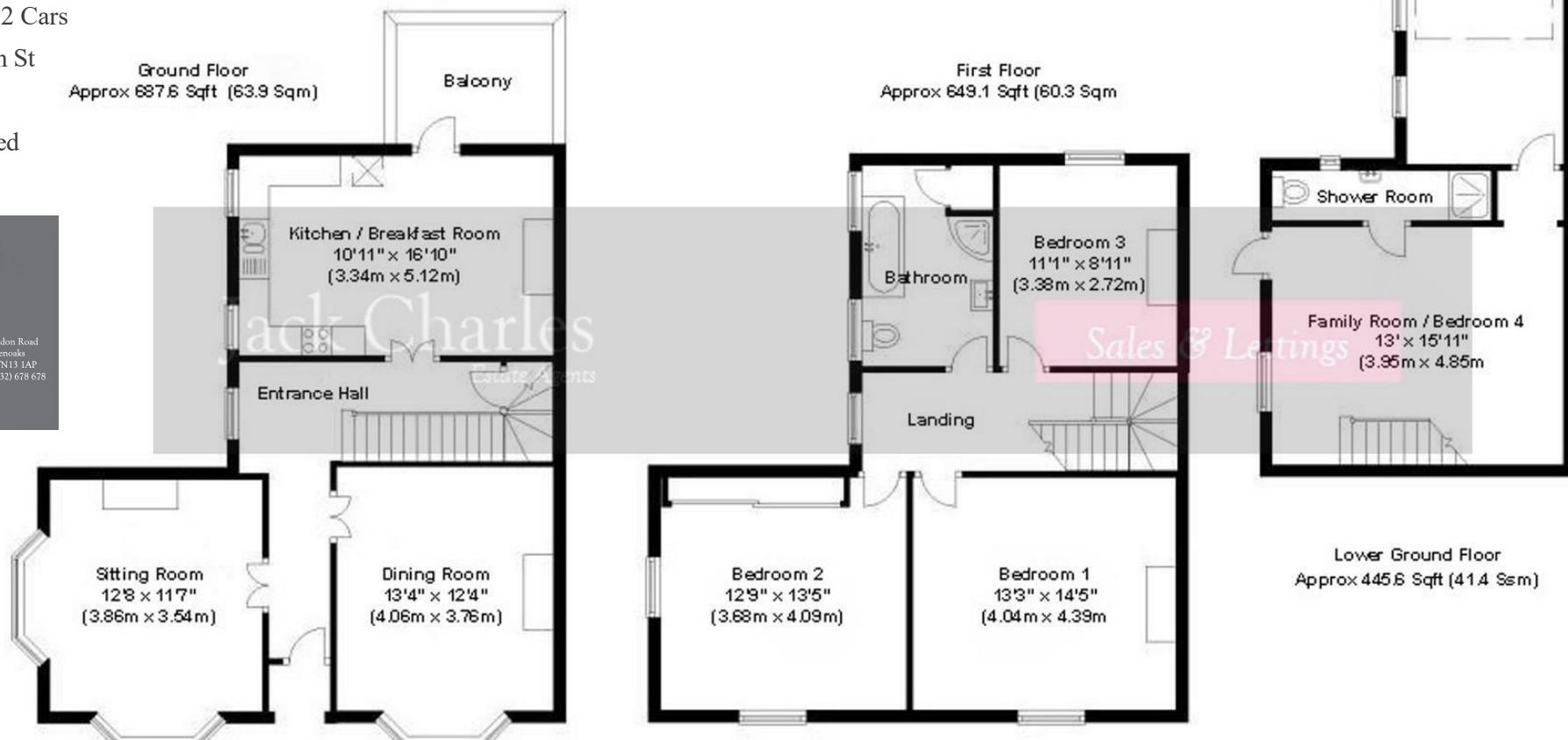
Victoria Villa, 7 Baltic Road, Tonbridge, TN9 2LZ

Asking price £699,950

Jack Charles
Estate Agents

Sales & Lettings

- Detached Family Home
- 3/4 Bedrooms
- Two Bathrooms
- Kitchen / Breakfast Room with Balcony
- 3/4 Reception Rooms
- Generous Garden
- Off Road Parking for 2 Cars
- Close To MLS & High St
- No Forward Chain
- Viewings recommended



Important Notice:

These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this imposing detached Victorian home situated in a sought after location boasting a wealth of charm and period features. The property is arranged over three floors and offers 3/4 bedrooms, two bathrooms and a variety of reception rooms over the ground and lower ground floors, including a conservatory providing great versatile and flexible accommodation. The kitchen / breakfast room is a good size and has super views over the town towards the north downs from the balcony.

Outside there is a generous garden, outside store room and off road parking for 2 cars.

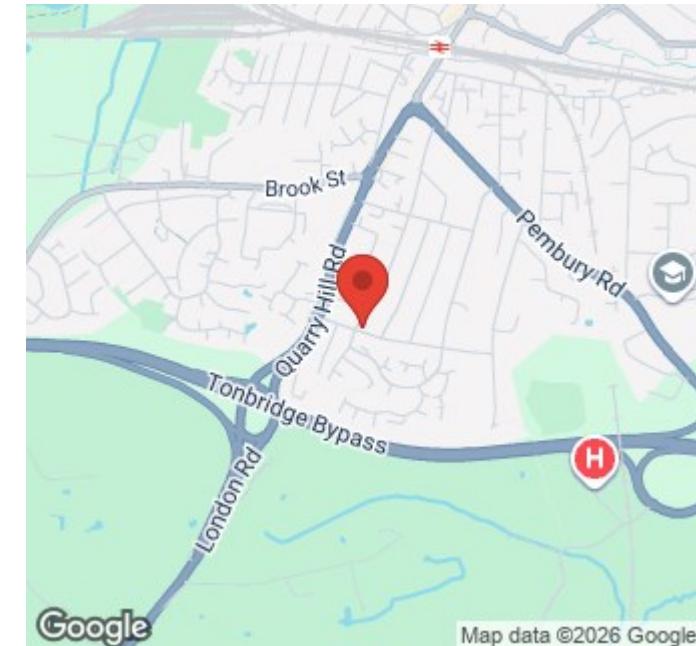
There is also lapsed planning permission approved for a two storey side and rear extensions, erection of car port, and alterations to boundary wall. Additionally the property is being sold with NO ONWARD CHAIN.

This property is conveniently located for Tonbridge Train Station making this ideal for commuters with fast and frequent services to London. The High Street provides excellent shopping facilities and there are excellent Schools nearby in all age groups.

Viewing is highly recommended.

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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, 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 range 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		79
(81-91) B		63
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

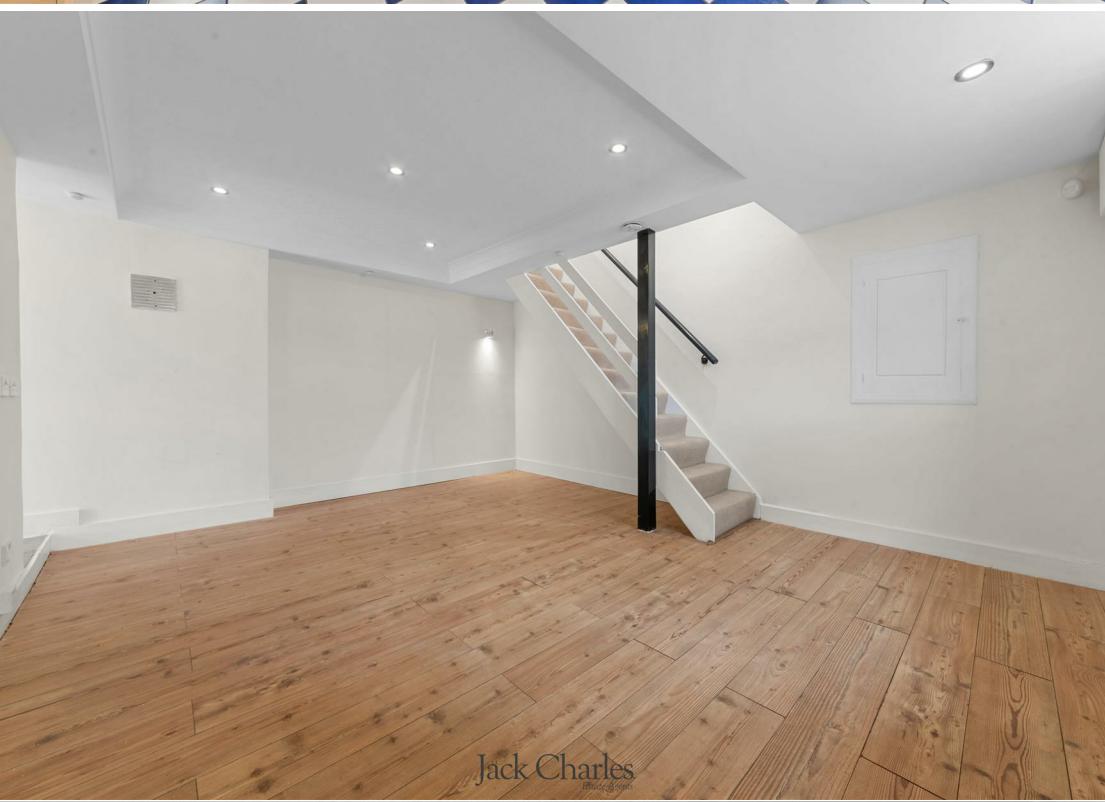




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