

Ibbett Mosely

FOR SALE  
Ibbett Mosely  
CHARTERED SURVEYORS AND ESTATE AGENTS  
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01732 351323

135 Pembury Road, Tonbridge, Kent, TN9 2JL  
Offers In Excess Of £300,000

137  
PEMBURY ROAD



## 135 Pembury Road, Tonbridge, Kent, TN9 2JL

**AN INTERESTING MID VICTORIAN TERRACED HOUSE REQUIRING IMPROVEMENT OFFERING VERY ADAPTABLE SPLIT LEVEL ACCOMMODATION ENJOYING OVER FAR REACHING VIEWS TO THE REAR OVER THE TOWN AND BEYOND TO THE NORTH DOWNS SITUATED ONLY HALF A MILE FROM THE MAIN LINE STATION AND HIGH STREET**

- THREE/ FOUR BEDROOMS
- FAMILY ROOM/BEDROOM FOUR
- DOUBLE GLAZING
- NO CHAIN
- TWO SHOWER ROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- NEW ROOF AUGUST 2024
- SITTING ROOM
- GAS FIRED CENTRAL HEATING
- FAR REACHING VIEWS

AN INTERESTING MID VICTORIAN TERRACED HOUSE offering very adaptable and deceptive accommodation on three levels. There are some original features such as fireplaces, some flooring, and double glazed windows, a new roof was fitted in August 2024. Externally there are front and rear gardens with the rear garden offering ease of maintenance.

### TONBRIDGE

Occupying an exceptionally convenient location at the southern outskirts of the town and enjoying fine far reaching views to the rear over Tonbridge and beyond to the North Downs. The main line station with frequent service to London (Charing Cross and Cannon Street) and the South Coast is within an easy walk being about half a mile. The town centre which provides a good range of shopping facilities including Waitrose and Sainsburys, wide variety of eateries, coffee shops and leisure pursuits is close at hand. The immediate area abounds with a fine selection of private and state educational facilities including Judd, Tonbridge Grammar School for

Girls, Weald of Kent, West Kent College as well as Sussex Road and Slade Primary Schools. The A21 providing access to the M25 can be reached within a few minutes car drive. Delightful countryside and walks in the immediate area.

### GROUND FLOOR

#### SITTING ROOM

With radiator, decorative fireplace, shelving and small cupboards to each alcove, one housing the meters. laminate flooring

#### KITCHEN/BREAKFAST ROOM

Refitted with matching range of units comprising a stainless steel single drainer sink unit inset to worktop with drawers and cupboards under together with storage and display shelving, range of overhead cupboards with lighting under. Corner unit with integrated electric oven/hob, cupboard and drawer unit with overhead cupboards. Decorative fireplace, laminate flooring, half tiled walls, radiator. Wall mounted gas boiler plus housing, laminate flooring, stairs leading to

## LOWER GROUND FLOOR LOBBY

## FAMILY ROOM/BEDROOM 3

with radiator, understairs cupboard with plumbing for washing machine, laminate flooring, door to garden

## FRONT RECEPTION ROOM/BEDROOM 4

with radiator, laminate flooring

## SHOWER ROOM

Fully tiled with tiled shower cubicle with glass door, electric shower, hand basin, low level w.c, electric towel rail, medicine cabinet, extractor fan, inset mirror

## FIRST FLOOR LANDING

Stairs leading from ground floor. Built in storage cupboard, further cupboard containing water cylinder and immersion heater.

## BEDROOM ONE

With radiator. Decorative Cast iron Victorian fireplace with pine surround. Built in double wardrobe cupboard and shelving to one alcove.

## BEDROOM TWO

With built in double wardrobe cupboard, decorative Victorian cast iron fireplace.

## SHOWER ROOM

With fully tiled shower cubicle with folding glass door, Mira electric shower unit, pedestal wash hand basin, low level w.c. radiator, electric towel rail, wall mirror , extractor fan.

## GARDEN

Small front garden with pathway leading to front door

Rear garden accessed from lower ground floor mostly pebbled with small patio area and laid for ease of maintenance. pedestrian right of way

## AGENTS NOTE

Local Authority

Kent

Council Tax

Band:

C

Annual Price:

£2,014

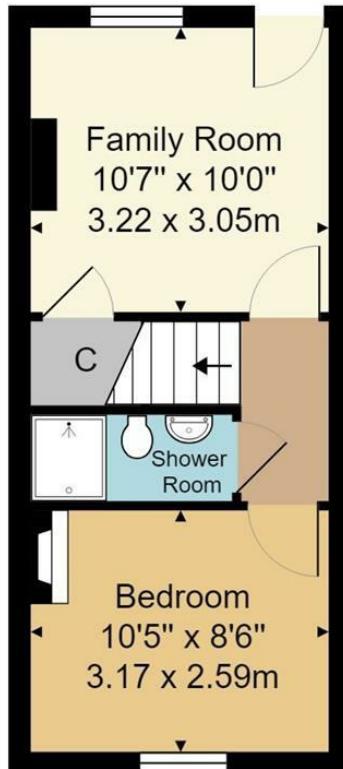
Conservation Area

No

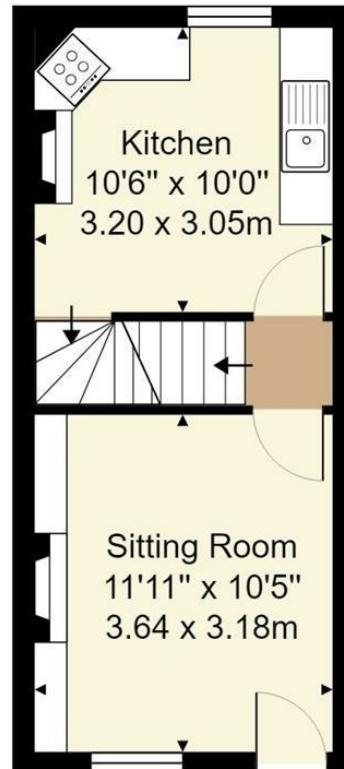
Flood Risk

Very low





**Lower Ground Floor**



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 804 sq. ft / 74.6 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**Tonbridge 01732 351323**

**EPC Rating- D**

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