

**RUSH
WITT &
WILSON**



**18 Oaks Road, Tenterden, Kent TN30 6RD
Offers In The Region Of £395,000 Freehold**

Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this attractive mid-terrace Victorian cottage occupying an highly sought-after location just a short walk from the picturesque tree lined High Street of Tenterden.

The well-presented accommodation is arranged over two floors comprising of a generous living/dining room with log burning stove, kitchen and cloakroom on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a good sized rear garden.

The vendor's sole agents would advise early inspection to fully appreciate the merits of this impressive property. For further information and to arrange a viewing please call our Tenterden office.

Living/Dining Room

21'9 x 12'6 (6.63m x 3.81m)

Part obscure glazed entrance door and window with fitted plantation shutters to the front elevation, attractive feature fireplace with slate tiled hearth and inset log burning stove, glazed double doors to the rear elevation allowing access through to the garden, fitted low level storage cupboards, stairs rising to first floor with fitted storage cupboard beneath, two radiators, wood effect flooring and part glazed door leading through to:

Kitchen

14'9 x 6'4 (4.50m x 1.93m)

Fitted with a range of green shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with inset butler sink, inset four ring induction hob with extractor canopy above, upright unit housing two integrated ovens, space and point for slimline dishwasher, space and plumbing for washing machine, space and point for free standing fridge/freezer, feature tiled wall, radiator, wood

effect flooring, cupboard housing wall mounted gas fired boiler, window to the side elevation and part glazed folding door leading to:

Rear Lobby

Window to the rear elevation, part glazed door allowing access to the garden, wood effect flooring, door leading to:

Cloakroom/WC

Fitted with a white gloss two in one low level wc with wash hand basin above, stainless steel heated towel rail, half panelled walls, tiled flooring, obscure glazed window to the rear elevation.

First Floor

Landing

Stairs rising from the living/dining room, fitted airing cupboard housing insulated hot water tank, access to loft space, doors off to the following:

Bedroom One

13'3 x 12' (4.04m x 3.66m)

Window to the front elevation enjoying a pleasant view over Oaks Road, two full height fitted double wardrobes, radiator.

Bedroom Two

9'9 x 9'8 (2.97m x 2.95m)

Window to the rear elevation, radiator.

Bedroom Three

9'3 x 5'6 (2.82m x 1.68m)

Window to the side elevation, radiator.

Bathroom

Fitted with a modern white suite comprising low level wc, white gloss vanity units with inset wash hand basin, tiled splashback and fitted cupboard beneath, panelled bath with mixer tap, power shower above and fitted screen, tiled walls and heated towel rail, obscure glazed window to the rear elevation.

Outside

Front Garden

Small area of paved garden with low level brick wall to the front boundary and to one side there is a shared gated passageway which we understand is jointly owned by 18 & 19 Oaks Road allowing rear access to the garden as well as a having a right of way for the neighbouring cottages.

Rear Garden

Abutting the rear of the cottage access off of the glazed double doors from the living/dining room is a paved seating area with steps leading to a level area of lawn with a paved and part gravelled seating area offering space for outside dining and entertaining.

Agents Note

Please note there is a right of way to the rear/side for the neighbouring cottages.

None of the services or appliances mentioned in these sale particulars have been tested.

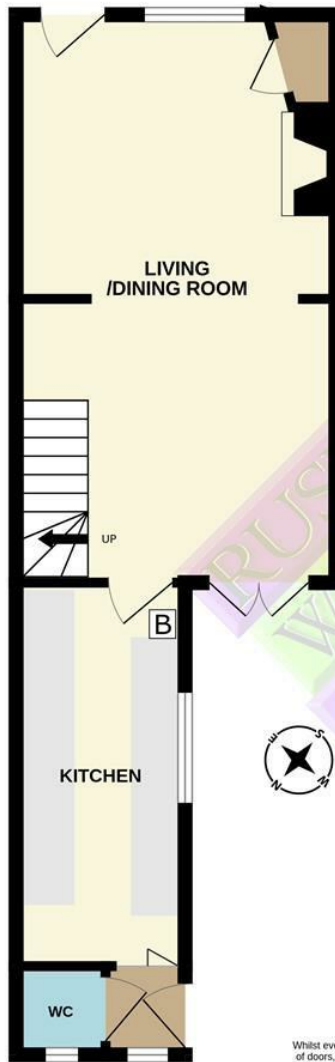
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

GROUND FLOOR
393 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 830sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	62	
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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



