

**RUSH
WITT &
WILSON**



**79 High Street, Tenterden, Kent TN30 6LB
Guide Price £350,000 - £375,000**

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Rush Witt & Wilson are pleased to offer this attractive grade II listed period cottage occupying a highly sought-after position on the picturesque tree lined High Street of Tenterden.

The cottage is in need of some modernisation and refurbishment through-out and offers well-proportioned accommodation arranged over three floors comprising of a living room with impressive inglenook fireplace and kitchen/dining room on the ground floor. On the first floor is a double bedroom with en-suite bathroom and staircase leading to the second floor/bedroom 2 which offers an en-suite cloakroom. Outside the cottage benefits from generous well stocked gardens to the front and rear. Offered to the market CHAIN FREE.

An internal inspection of this charming cottage is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.

Living Room

14'7 x 9'4 (4.45m x 2.84m)

With entrance door and window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, attractive exposed brick inglenook fireplace with oak bressummer, exposed timbers and beams, radiator and opening leading to:

Kitchen/Dining Room

13'3 x 9'5 (4.04m x 2.87m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing tiled work surface, butler sink with wooden drainer, space and point for gas oven, space and point for free standing level fridge/freezer, fitted pantry/storage cupboard, wall

mounted gas fired boiler, radiator, quarry tiled flooring, space for table and chairs, two windows to the rear elevation and door allowing access through to the garden.

First Floor

Bedroom 1

14'7 x 11'0 (4.45m x 3.35m)

With stairs rising from the living room, attractive exposed brick feature fireplace, fitted wardrobe, radiator, window to the front elevation overlooking Tenterden High Street, exposed timbers and beams, latched door to staircase rising to the second floor/bedroom 2, further latched door leading to:

Bathroom

Fitted with a coloured suite comprising low level W.C, vanity unit with inset wash-hand basin, tiled splash-back and storage beneath, panelled bath with mixer tap and hand held shower attachment, radiator, window to the rear elevation, exposed timbers and beams, access to eaves storage and fitted airing cupboard housing insulated hot water tank.

Second Floor

Bedroom 2

12'7 x 8'5 (3.84m x 2.57m)

Being double aspect with windows to the side and front elevations, the latter enjoying a pleasant outlook over the High Street, exposed timbers, stairs rising from bedroom 1 and door leading to:

En-Suite Cloakroom

Fitted with a white suite comprising low level W.C (saniflo system) and wall mounted wash-hand basin.

Outside

Gardens

To the front, a gated pathway leads to the front door with a range of well-stocked flower beds planted with a mixture of mature shrubs and seasonal flowers to both sides and picket fencing to the front boundary.

The rear garden is of a good size and is predominantly laid to lawn with a small brick paved patio area abutting the rear of the cottage, range of flower beds, brick built privy, timber garden store and gated side/rear access.

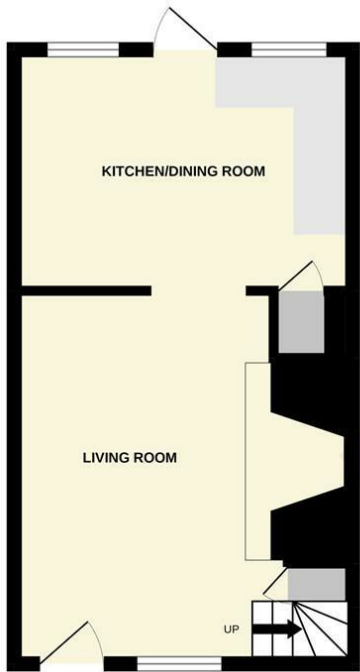
Agent Note

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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

Council Tax Band: D

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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