

**RUSH  
WITT &  
WILSON**



**126 Shrubcote, Tenterden, Kent TN30 7BJ  
Guide Price £295,000**

Rush Witt & Wilson are pleased to offer this well-proportioned mid-terrace family home in need of modernisation and refurbishment within easy reach of Tenterden High Street. The accommodation is arranged over two floors and comprises of an entrance hallway, large utility/store room, kitchen and living/dining room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from gardens to the front and rear, the latter being of a good sized and enjoying a south westerly aspect. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

**Entrance Hallway**

With obscured glazed entrance door to the front elevation, stairs rising to the first floor, radiator, door to the living/dining room and opening leading to:

**Utility Area**

7'8 x 6'6 (2.34m x 1.98m )

With under stairs storage cupboard and connecting door to:

**Kitchen**

9'7 x 9'0 (2.92m x 2.74m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-backs and inset stainless steel sink/drainage unit, space and point for gas cooker, space and plumbing for washing machine, space and point for low level fridge, fitted pantry cupboard, window and part glazed door to the rear elevation.

**Living/Dining Room**

21'2 x 11'1 (6.45m x 3.38m)

Being double aspect with windows to the front and rear elevation, feature fireplace with inset gas fire and fitted back boiler, fitted storage cupboard, two radiators, doors to the hallway and kitchen.

**First Floor****Landing**

With stairs rising from the entrance hallway, access to loft space, fitted cupboard and doors leading to:

**Bedroom 1**

11'8 x 11'1 (3.56m x 3.38m)

With window to the front elevation, fitted wardrobe and radiator.

**Bedroom 2**

11'0 x 9'0 (3.35m x 2.74m)

With window to the rear elevation, fitted wardrobe, radiator and airing cupboard housing insulated hot water tank.

**Bedroom 3**

11'10 x 6'7 (3.61m x 2.01m)

With window to the front elevation, fitted wardrobe and radiator.

**Bathroom**

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin, panelled bath, part tiled walls, radiator and obscured glazed window to the rear elevation.

**Outside****Gardens**

To the front a gated pathway proceeds to the front door with a large area of lawn to own side and range of well stocked beds planted with a range of established shrubs and seasonal flowers.

The large rear garden offers a a small paved patio abutting the rear of the property leading to a large area of level lawn.

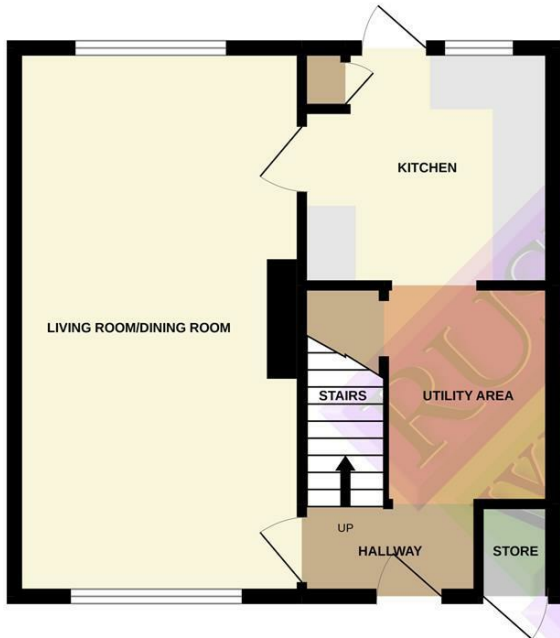
**Agent Note**

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.

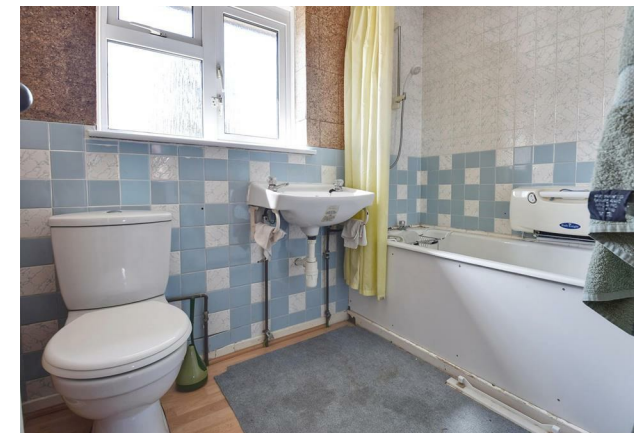
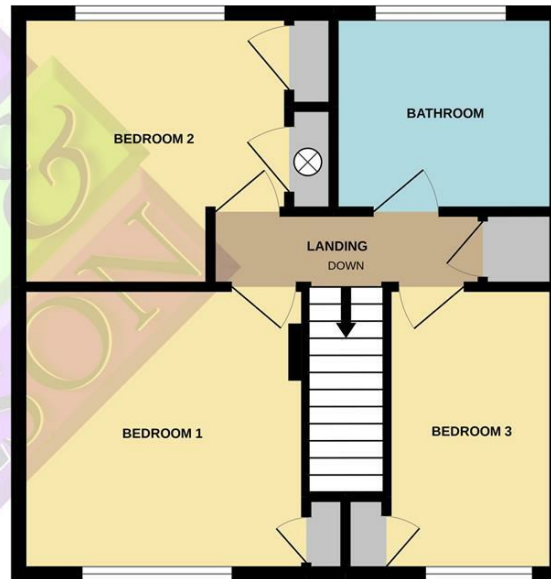
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

Council Tax Band: C

GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	89

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

