

**RUSH
WITT &
WILSON**



**1 & 2 New Rents Kenardington Road, Appledore, Kent TN26 2BS
Guide Price £485,000**

Rush Witt & Wilson are pleased to offer a rare and exciting opportunity to purchase a pair of attached cottages in need of modernisation/complete refurbishment with generous gardens located on the outskirts of the popular village of Appledore. These cottages offer fantastic potential separately as well as offering scope for conversion into one single cottage and with a generous plot both offer potential for extension (subject to the necessary permissions being obtained). No 1 offers accommodation arranged over two floors comprising a rear lobby, shower room, kitchen and living room on the ground floor with two bedrooms to the first floor. No 2 offering a rear lobby/lean-to, cloakroom, kitchen and living room on the ground floor with a double bedroom, study/dressing room and bathroom to the first floor. Outside the cottages offer extensive off road parking and generous gardens to the rear thought to measure in the region of 0.27 of an acre (tbv). Offered to the market CHAIN FREE. An internal inspection is highly recommended to fully appreciate the fantastic potential these cottages have to offer. For further information and to arrange a viewing please call our Tenterden branch.

1 New Rents

Rear Lobby

With entrance door to the side elevation, window to the rear, tiled flooring, space and plumbing for washing-machine and radiator. Please note, the partition wall/door between the rear lobby and shower room is currently removed.

Shower Room

With low level W.C, wall mounted wash-hand basin, space and shower (please note shower cubicle is currently removed), radiator and obscured glazed window to the rear elevation.

Kitchen

14'0 max x 8'9 max (4.27m max x 2.67m max)
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, inset electric hob with stainless steel

extractor canopy above and integrated oven beneath, space and point for free-standing fridge/freezer, tiled flooring, floor standing oil fire boiler, window to the side elevation, stairs rising to the first floor and connecting door to:

Living Room

13'10 x 11'2 (4.22m x 3.40m)

With window to the front elevation, exposed brick feature fireplace and radiator.

First Floor

Bedroom 1

13'9 x 10'11 (4.19m x 3.33m)

With window to the front elevation, feature fireplace and radiator.

Bedroom 2

11'4 x 8'10 (3.45m x 2.69m)

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

2 New Rents

Rear Lobby

With part glazed entrance door to the rear elevation, range of windows, tiled flooring and connecting doors to:

Kitchen

13'9 x 8'10 (4.19m x 2.69m)

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 electric oven, space and point for free-standing fridge/freezer, window to the rear elevation/lean-to, stairs rising to the first floor and connecting door to:

Living Room

13'9 x 11'0 (4.19m x 3.35m)

With window to the front elevation and feature fireplace.

First Floor

Bedroom

13'9 x 11'0 (4.19m x 3.35m)

With window to the front elevation.

Study/Dressing Room

8'10 x 5'7 (2.69m x 1.70m)

With fitted cupboard housing insulated hot water tank and connecting door to:

Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, bath with fixed shower above and window to the rear elevation.

Outside

Gardens

To the front a double five bar gate opens to a large area of hard-standing providing off road parking for a number of cars with hedging to the front boundary and a small area of lawn to the one side.

The rear gardens are of a good size and thought to measure in the region of 0.27 of an acre (tbv), being predominately laid to lawn being interpreted with a range of mature trees and shrubs.

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

** Please note 1 & 2 New Rents share a private drainage system **

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			
(92-100) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 phs) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-30) F			
(1-20) G			
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