

**RUSH  
WITT &  
WILSON**



**14 Bridewell Lane, Tenterden, Kent TN30 6EY  
Offers In The Region Of £255,000**

Rush Witt & Wilson are pleased to offer this attractive mid terrace cottage situated in a popular lane location off the tree lined High Street of Tenterden.

The well-presented accommodation comprises of a living room with feature fireplace, kitchen and bathroom on the ground floor. On the first floor are two bedrooms. To the rear is a paved courtyard. Offered to the market CHAIN FREE.

This freehold cottage would make a great holiday let/investment purchase or second home, but also be a perfect opportunity for a first time buyer to get onto the property ladder. To arrange a viewing please call our Tenterden office on 01580 762927.

#### **Living Room**

10'5 x 10'4 (3.18m x 3.15m)

With entrance door and window to the front elevation, feature fireplace, radiator, low level fitted cupboard and range of fitted shelving. Archway connecting to:

#### **Kitchen**

10'4 x 7'6 (3.15m x 2.29m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with tiled splash-backs and inset circular stainless steel sink and drainer unit, inset five burner gas hob with integrated oven beneath and extractor canopy above, integrated low level fridge, space and plumbing for washing machine, recessed ceiling spot lights, quarry tiled flooring, stairs rising to the first floor, window to the rear elevation and connecting door to:

#### **Lobby**

With part glazed door allowing access to the garden, range of fitted shelving, quarry tiled flooring and connecting door leading to:

#### **Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap, shower above and fitted folding screen, wall mounted heater towel rail, and obscured glazed window to the rear elevation.

#### **First Floor**

##### **Landing**

With stairs rising from the kitchen and connecting doors to:

##### **Bedroom 1**

10'6 x 9'10 (3.20m x 3.00m)

With window to the front elevation, radiator, small fitted cupboard, access to loft space and recessed ceiling spot lights.

##### **Bedroom 2**

7'10 x 7'6 (2.39m x 2.29m)

With window to the rear elevation, radiator, recessed ceiling spot lights and fitted cupboard housing wall mounted gas fired boiler.

#### **Outside**

##### **Courtyard Garden**

Being fully paved offering a private space for outside dining/entertaining with gated 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



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			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 <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	

