

**RUSH
WITT &
WILSON**



**8 Longfield, Tenterden, Kent TN30 7NH
Offers In The Region Of £259,950**

Rush Witt & Wilson are pleased to offer this well presented end of terrace family home located in the heart of Tenterden offering immediate access to the High Street and local amenities.

The well proportioned accommodation is arranged over two floors and comprises of an entrance hallway, kitchen/dining room, living room and cloakroom/utility room the ground floor. On the first floor there are three bedrooms and a family bathroom. Outside the property benefits from an enclosed rear garden and residents parking.

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Lobby

With entrance door and obscured glazed window to the side elevation, solid oak flooring, fitted storage cupboard and connecting doors to:

Cloakroom/Utility Room

White suite comprising low level W.C, wall mounted wash-hand basin, part tiled walls, high level obscured glazed window to the side elevation, fitted woodblock work surface with space and plumbing beneath for washing machine and wall mounted cupboard above.

Hallway

With stairs rising to the first floor with recessed storage area beneath, solid oak flooring, glazed door connecting to the living room, radiator and doorway to:

Kitchen/Dining Room

12'7 x 11'4 (3.84m x 3.45m)

Fitted with a range of modern 'white gloss' cupboard

and drawer base units with matching wall mounted cupboards, complimenting woodblock work surface with matching splash back, inset stainless steel sink unit, inset four ring electric hob with stainless steel extractor canopy above, upright unit housing integrated oven and microwave, integrated fridge/freezer, space and point for dishwasher, recessed ceiling spot lights, stone flooring and window to the front elevation.

Living Room

17'8 x 10'4 (5.38m x 3.15m)

With window to the rear elevation, double doors allowing access to the garden, solid oak flooring and radiator.

First Floor

Landing

With stairs rising from the entrance hallway, shelved airing cupboard housing insulated hot water tank, access to loft space, fitted storage cupboard and connecting doors to:

Bedroom 1

11'11 x 9'4 (3.63m x 2.84m)

With window to the rear elevation and radiator.

Bedroom 2

11'7 x 8'6 (3.53m x 2.59m)

With window to the front elevation and radiator.

Bedroom 3

7'10 x 6'7 (2.39m x 2.01m)

With window to the rear elevation, laminate flooring and radiator.

Bathroom

Fitted with a modern white suite comprising of low level W.C, wash-hand basin, bath with fixed water fall shower above and screen, fully tiled walls and flooring and two obscured glazed windows to the front elevation.

Outside

Garden

The enclosed rear garden offers a large decked seating area providing space and outside dining and entertaining with a small area of lawn, timber garden store and gated rear/side access leading to the residents parking area where we are advised the the current owner benefits from three resident parking permits.

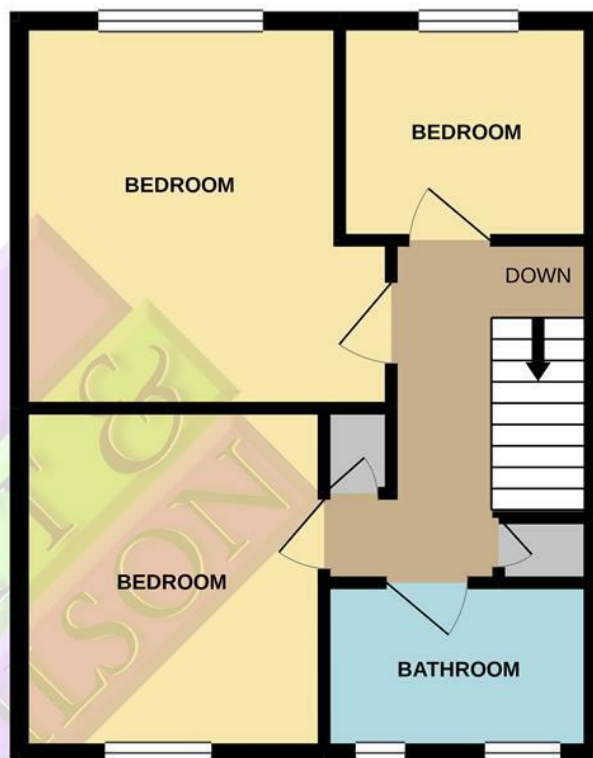
Agent Note

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.

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		87
(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 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		

