

**RUSH
WITT &
WILSON**



**55 High Street, Rolvenden, Kent TN17 4LP
Offers In Excess Of £270,000**

Rush Witt & Wilson are pleased to offer this charming Grade II Listed mid-terrace cottage occupying a high street location within the popular village of Rolvenden.

Having been beautifully renovated and modernized by the current owner this delightful cottage offers well presented accommodation arranged over three floors comprising of a living room with feature fireplace, kitchen and bathroom on the ground floor. On the first floor are two double bedrooms with a useful loft room (accessed via bedroom 2) to the second floor. Outside the property benefits from a good sized rear garden. Offered to the market CHAIN FREE.

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

Living Room

12'0 x 10'6 (3.66m x 3.20m)

With entrance door and sash window to the front elevation, exposed timbers and beams, feature fireplace with exposed brick hearth and inset wood burning stove, fitted cupboards with shelving above, wooden flooring, radiator and latched wooden door leading to:

Kitchen

9'3 x 8'1 (2.82m x 2.46m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing wood-effect work surface with stainless steel sink/drain unit, inset NEFF 4 burner gas hob with integrated NEFF oven beneath and extractor canopy above, intergrade low level fridge, space and plumbing for washing machine, fitted wine rack, breakfast bar, steep stairs rising to the first floor with fitted cupboard beneath, fitted wall panelling,

exposed brick flooring, fitted storage cupboard, exposed timbers and beams, window to the rear elevation and opening with step down to:

Rear Lobby

With part glazed door to the side elevation allowing access to the garden, roof lantern, radiator and door to:

Bathroom

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, 'P' shaped panelled bath with mixer tap, shower over and fitted screen, stainless steel heated towel rail, radiator, obscured glazed window to the side elevation, part tiled walls and flooring.

First Floor

Landing

With steep stairs rising from the kitchen, exposed floorboards and wooden doors to:

Bedroom 1

11'11 max x 10'2 (3.63m max x 3.10m)

With sash window to the front elevation, exposed brick chimney breast with feature fireplace, exposed floorboards, radiator, exposed timbers and beams.

Bedroom 2

9'4 x 8'11 (2.84m x 2.72m)

With window to the rear elevation overlooking the garden, exposed floorboards, exposed timbers and beams, radiator and wooden latched door to:

Second Floor

Loft Room (Limited Head Height)

12'0 x 8'8 (3.66m x 2.64m)

Accessed via bedroom two via a steep fixed staircase/ladder, wall mounted gas fired boiler, roof

light to the rear elevation, exposed brick chimney breast and fitted shelving.

Outside

Gardens

The rear garden is of a good size and believed to measure approximately 90ft in length (tbv), being predominately laid to lawn with a decked seating area offering a private space for outside dining/entertaining.

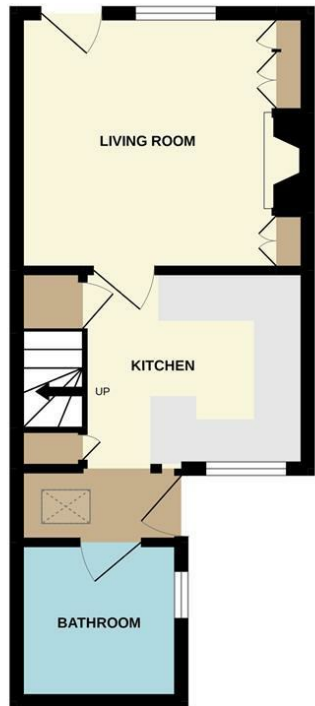
Agent Note

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

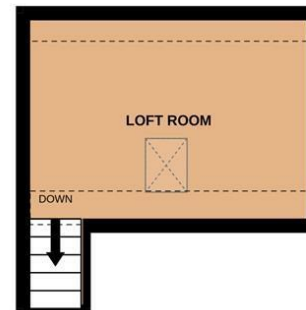
GROUND FLOOR



1ST FLOOR



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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