

**RUSH
WITT &
WILSON**



**132 Shrubcote, Tenterden, Kent TN30 7BJ
Offers In The Region Of £275,000**

Rush Witt & Wilson are pleased to offer this well-proportioned mid terrace family home located within easy reach of Tenterden High Street. The accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, kitchen, 21' living/dining room and large conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property offers a good sized rear garden and off road parking for two cars. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Hallway

With part decorative glazed entrance door to the front elevation, radiator, stairs rising to the first floor and connecting doors to:

Cloakroom

White suite comprising low level W.C (saniflo system), wall mounted wash-hand basin and obscured glazed window to the front elevation.

Kitchen

17'3 x 9'7 max (5.26m x 2.92m max)
Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-backs, inset 1.5 bowel sink/drain unit, inset four burner gas hob with integrated oven beneath and extractor canopy above, space and plumbing for washing machine, space and point for dishwasher, space and point for free-standing fridge/freezer, radiator, under stairs storage cupboard, window to the rear and connecting door to the conservatory.

Living/Dining Room

21'2 x 11'1 (6.45m x 3.38m)
With window to the front elevation, feature fireplace, two radiators and double doors opening to:

Conservatory

17'0 x 13'2 max (5.18m x 4.01m max)
Being fully double glazed with a range of windows, wall mounted electric heater, ceiling fan and double doors allowing access to the garden.

First Floor**Landing**

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

Bedroom 1

11'9 x 11'1 (3.58m x 3.38m)
With window to the front elevation, fitted wardrobe and radiator.

Bedroom 2

11'2 max x 8'11 max (3.40m max x 2.72m max)
With window to the rear elevation, airing cupboard housing insulated hot water tank, fitted cupboard housing wall mounted gas fired boiler and radiator.

Bedroom 3

11'10 x 6'6 (3.61m x 1.98m)
With window to the front elevation, fitted wardrobe and radiator.

Bathroom

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

Outside**Garden**

To the front a area of hard standing provides off road parking for two cars, beyond this is established hedging and pathway proceeding to the front door with

gravelled area of garden to one side.

The rear garden is of a good size and predominately laid to lawn with a range of established and well stocked beds planted with a mixture of mature shrubs, trees and plants. Abutting the rear of the house is a paved patio area offering an idea space for outside dining and entertaining, to the end of the garden are two raised vegetable beds, a garden shed and rear gated access.

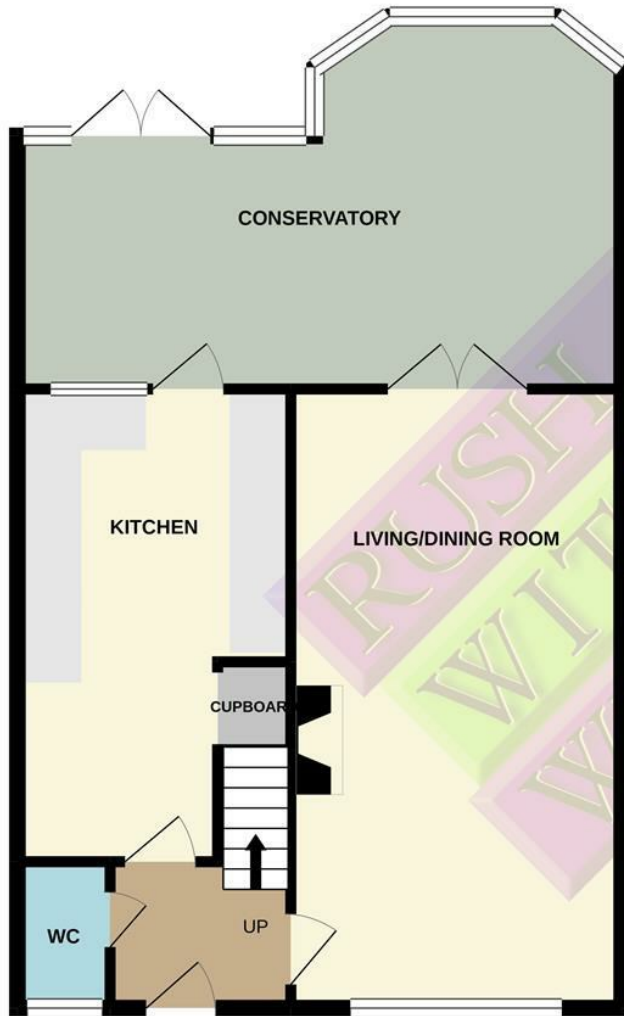
Agent Note

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.

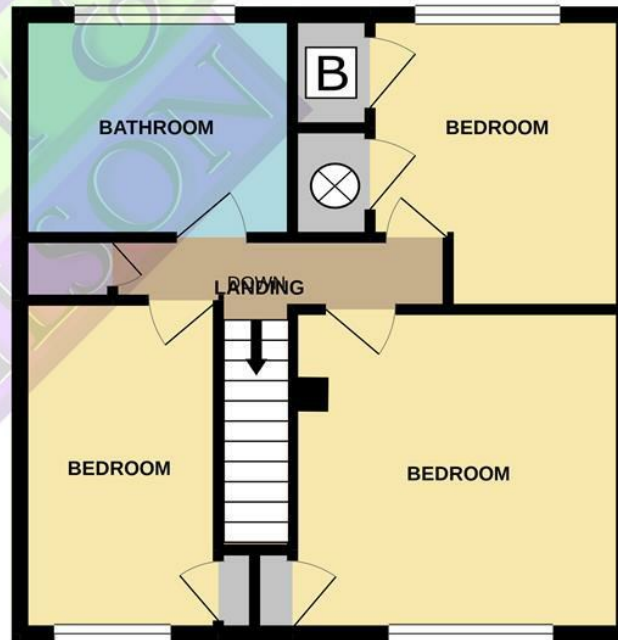
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

Please note the adjoining land to the rear forms part of the Redrow - Appledore Green, Tenterden development which is currently under construction

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	
Very energy efficient - lower running costs	Current Potential
(92-98) A	92 94
(81-91) B	
(69-80) C	
(55-64) 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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(81-91) A	
(69-80) B	
(55-64) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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