RUSH WITT & WILSON

48 Springfield Avenue, St. Michaels, Tenterden, TN30 6NL
Offers In The Region Of £395,000

Rush Witt & Wilson are pleased to offer this well-presented semi-detached family home occupying a quiet and popular location within the heart of St. Michaels, being just a short walk from local amenities. The well proportioned accommodation is arranged over two floors comprising of an entrance porch, hallway, living room with feature fireplace, kitchen/dining room, cloakroom and conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property occupies a corner plot with gardens to the side/rear, a brick paved driveway and detached single garage. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Porch
With part glazed entrance door and window to the front elevation, further door through to:

Hallway
With stairs rising to the first floor with recessed storage area beneath, radiator and doors to:

Living Room
13'0 x 12'10 max (3.96m x 3.91m max)
With window to the front elevation, feature fireplace, exposed floorboards and radiator.

Kitchen/Dining Room
20'5 x 9'9 (6.22m x 2.97m)
Fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing wood block effect work surface with tiled splash-back and inset large bowl stainless steel sink/drainer unit, inset five burner gas hob with stainless steel extractor canopy above, upright unit housing integrated double oven, space and point for free standing fridge/freezer, space for table and chairs, wall mounted vertical radiator, wood effect laminate flooring, window overlooking the conservatory and patio doors leading through to:

Conservatory
17'3 x 5'0 (5.26m x 1.52m)
Being fully double glazed with a range of windows, glazed doors to the rear and side elevations, fitted worksurface with inset stainless steel sink unit, space and plumbing beneath for washing machine, tiled flooring and door to:

Cloakroom
Fitted with a white low level W.C, tiled flooring.

First Floor

Landing
With stairs rising from the hallway, access to loft space where the gas fired combi boiler is located and doors to:

Bedroom 1
13'9 max x 12'11 (4.19m max x 3.94m)
With window to the front elevation enjoying distance rural views, feature fireplace, fitted wardrobe and radiator.

Bedroom 2
13'9 x 9'9 (4.19m x 2.97m)
With window to the rear elevation and radiator.

Bedroom 3
9'6 x 6'2 (2.90m x 1.88m)
With window to the front elevation and radiator.

Bathroom
Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin, panelled bath with mixer tap and hand held shower attachment, tiled flooring, heated towel rail, part tiled walls and obscured glazed window to the rear elevation.

Outside

Gardens
To the front a brick paved driveway provides off road parking and access to the detached single garage, two side gates lead through to the rear garden.

The property occupies a corner plot with the garden predominantly to one side being mainly laid to lawn and enclosed with a mixture of well maintenance conifer hedging and fencing, to the rear of the property is a large paved patio area offer space for outside dining/entertaining being bordered with established beds planted with a mixture of shrubs and seasonal flowers.

Detached Single Garage
19'11 x 9'7 (6.07m x 2.92m)
With double doors to the front, window to the side and rear, personal door to the rear elevation, light and power connected.

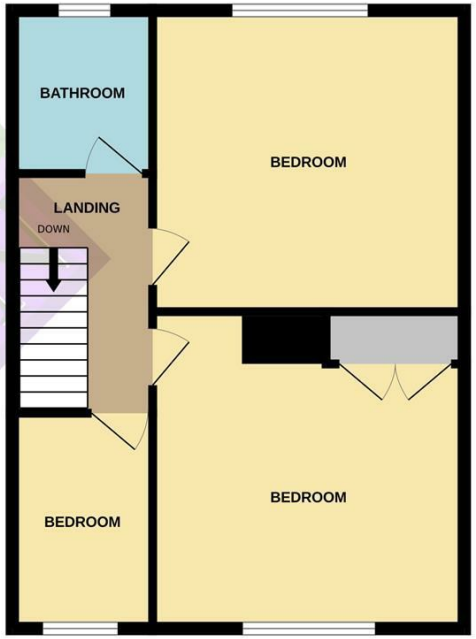
Agent Note
Council Tax Band: D

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

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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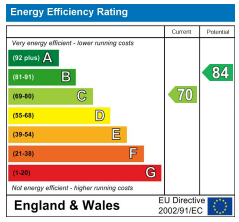

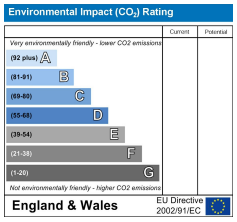

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