

**RUSH  
WITT &  
WILSON**



**7 Coombe Lane, Tenterden, Kent TN30 6HD  
Offers In Excess Of £450,000**

Rush Witt & Wilson are pleased to offer this attractive (un-listed) detached cottage in need of complete modernisation/refurbishment occupying a highly sought after tucked away lane location close to Tenterden High Street.

The accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, living/dining room, kitchen and conservatory on the ground floor. On the first floor there are two bedrooms and a shower room.

Outside the property offers an enclosed rear garden and a detached single garage. Offered to the market CHAIN FREE. The vendor's sole agents would advise early inspection to fully appreciate this properties fantastic potential and delightful location. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

Part obscure glazed entrance door to the front elevation, access to a small loft space, fitted storage cupboard, doors off to the following:

#### **Cloakroom/WC/Utility Room**

7'2 x 3'10 (2.18m x 1.17m)

Obscure glazed window to the rear elevation, fitted with a modern white suite comprising low level wc, wall mounted wash hand basin, fully tiled walls, fitted work surface, space and plumbing for washing machine, space for tumble dryer.

#### **Living/Dining Room**

17'3 x 11'5 (5.26m x 3.48m)

Double aspect with windows to the front and side elevations, both with fitted plantation shutters, two radiators, log burning stove, wood effect laminate flooring, stairs rising to the first floor, door leading through to:

#### **Kitchen**

10'11 x 11'5 (3.33m x 3.48m)

Window to the side elevation, the kitchen is fitted with a range of tradition style cupboard and drawer base units with wall matching cupboards, granite effect worksurface, inset one and a half bowl stainless steel sink unit with side drainer, inset four burner gas hob with integrated oven beneath and extractor canopy above, integrated dishwasher, space for freestanding fridge/freezer, wood effect flooring, radiator, doorway leading through to:

#### **Conservatory**

11'6 x 7'5 (3.51m x 2.26m)

Range of windows to the rear and side elevations, glazed patio door allowing access onto the garden, wood effect flooring, radiator.

#### **First Floor**

##### **Landing**

Window to the side elevation, access to loft space, radiator, fitted storage cupboard, doors off to the following:

##### **Bedroom One**

10'10 x 9'2 (3.30m x 2.79m)

Window to the front elevation, range of fitted wardrobes, radiator.

##### **Bedroom Two**

10'1 max x 9'8 max (3.07m max x 2.95m max)

Window to the side elevation, range of fitted wardrobes, radiator.

##### **Shower Room**

Window to the side elevation, a modern white suite comprising low level wc, pedestal wash hand basin, large shower cubicle with glass sliding door, exposed floorboards, fully tiled walls, radiator, wall mounted gas fired boiler.

##### **Outside**

#### **Front Garden**

Small driveway providing access to the garage, steps leading to the front door, gated side access leading to:

#### **Rear Garden**

Paved patio area offering space for outside dining and entertaining with an area of raised lawn and decked terrace.

#### **Detached Single Garage**

15'10 x 9'10 (4.83m x 3.00m)

Double doors to the front elevation, window to the side, light and power connected.

#### **Agents Note**

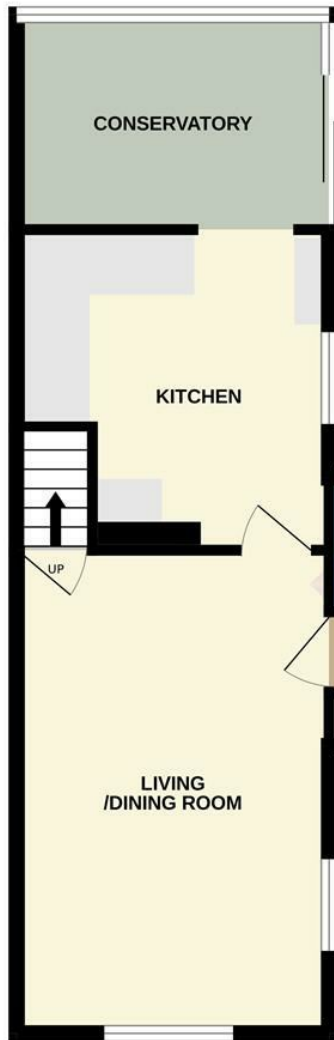
We have been advised that the gas boiler is currently not in working order.

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.

Council Tax Band: E

# GROUND 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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# 1ST FLOOR



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (57-68) <b>D</b>                            |                         |           |
| (45-54) <b>E</b>                            |                         |           |
| (31-44) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (57-68) <b>D</b>                                                |                         |           |
| (45-54) <b>E</b>                                                |                         |           |
| (31-44) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

