

**RUSH
WITT &
WILSON**



**3 Curteis Road, Tenterden, Kent TN30 6QH
Price Guide £425,000**

Rush Witt & Wilson are pleased to offer this well-proportioned detached bungalow offering scope to enhance occupying a sought after location within easy reach of Tenterden High Street. The accommodation comprising of an entrance porch, hallway, three bedrooms, kitchen, spacious living/dining room, conservatory, bathroom and shower room. Outside the bungalow benefits from an integral single garage, small driveway and gardens to the front and rear. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Porch

With obscured glazed entrance door and window to the side elevation, quarry tiled flooring and further door with decorative glazed panel opening to:

Entrance Hallway

With access to loft space, radiator, connecting door to the integral garage, fitted coat cupboard and further doors to:

Shower Room

Fitted with white suite comprising corner shower cubicle with sliding doors, wall mounted wash-hand basin, heated towel rail, high level window to the side elevation, fully tiled walls and flooring,

Bedroom 2

10'11 x 9'7 (3.33m x 2.92m)

With bay window to the front elevation, fitted wardrobe with mirrored sliding doors and radiator.

Kitchen

10'8 x 9'0 (3.25m x 2.74m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset stainless steel 1.5 bowl

sink/drain unit, integrated oven with 5 burner gas hob, stainless steel back plate and extractor canopy above, space and point for low level fridge/freezer, space and plumbing for washing machine, tiled flooring, window and glazed door to the side elevation.

Bathroom

Fitted with a white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and fitted storage cupboard beneath, panelled bath, stainless steel heated towel rail, fully tiled walls and flooring.

Living/Dining Room

17'5 max x 15'9 max (5.31m max x 4.80m max)

With ornamental feature fireplace with inset electric fire, connecting door to the inner hallway, two radiators and sliding glazed door through:

Conservatory

11'8 x 11'2 (3.56m x 3.40m)

Being fully double glazed with a range of windows, tiled flooring, radiator and glazed double doors to the side elevation opening to a delightful raised decked area.

Inner Hallway

With fitted storage cupboard and doors to:

Bedroom 1

13'7 max x 10'6 (4.14m max x 3.20m)

With glazed double doors to the rear elevation opening to a delightful decked terrace overlooking the garden. Radiator.

Bedroom 3

9'3 max x 8'8 (2.82m max x 2.64m)

With full height window to the front elevation and radiator

Outside

Integral Garage

16'1 x 8'3 (4.90m x 2.51m)

With up and over door to the front elevation, wall mounted Worcester gas fired boiler, light and power connected.

Gardens

To the front is sloping driveway with inset steps providing access to the integral single garage with a large area of lawn to one side interspersed with a selection of established shrubs, a pathway proceeding down one side to front door with a further pathway running down the opposite side of the bungalow through to the rear garden.

The rear garden offers a delightful raised decked terrace accessed from the conservatory and bedroom 1 offering a perfect space for outside dining and entertaining which enjoys a pleasant outlook over the rear garden. There is an area of sloping/terraced lawn bordered with a range of shrubs, trees and roses and a timber garden store to the bottom of the garden.

Agent Note

Council Tax Band: E

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| | | 64 | 81 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 92-100 | 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 | |

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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