



**21 Rothermere Close, Benenden, Kent TN17 4DW
Offers In The Region Of £295,000 Freehold**

Rush Witt & Wilson are pleased to offer this well proportioned end of terrace family home located in the heart of Benenden village.

The accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, open plan living/dining room and kitchen on the ground floor. On the first floor are three bedrooms and a wet room. Outside is a single garage en-bloc and private rear garden.

Cranbrook School Catchment. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

Part obscured glazed entrance door to the side elevation, stairs rising to first floor, wall mounted electric heater, fitted coat cupboard, fitted utility cupboard with space and plumbing for washing machine, space and point for further freestanding appliance, obscured glazed window to the front elevation.

Cloakroom/WC

Fitted with a coloured suite comprising low level wc, wall mounted wash hand basin with tiled splashback, stainless steel heated towel rail, obscured glazed window to the front elevation.

Kitchen

9'5 x 8'3 (2.87m x 2.51m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complimenting wood effect work surface with generous tiled splashback and inset stainless steel one and a half bowl sink drainer unit, inset four ring electric hob with extractor canopy above, integrated low level fridge, space for dishwasher, tiled flooring, feature window/serving hatch through to:

Living/Dining Room

27' max x 14'7 max (8.23m max x 4.45m max)

Window and glazed door to the rear elevation allowing access through to the garden, two wall mounted electric heaters, generous understairs storage cupboard.

First Floor

Landing

Stairs rising from the entrance hallway, fitted airing cupboard housing insulated hot water tank and doors leading to:

Bedroom One

14'7 x 8'6 (4.45m x 2.59m)

Two windows to the front elevation, wall mounted electric heater, fitted wardrobe.

Bedroom Two

15'6 x 8'6 (4.72m x 2.59m)

Window to the rear elevation, wall mounted electric heater, range of fitted wardrobes.

Bedroom Three

9'6 x 5'2 (2.90m x 1.57m)

Window to the rear elevation, wall mounted electric heater, fitted wardrobe.

Shower/Wet Room

Fitted with a suite comprising low level wc, fitted vanity unit with range of fitted storage, tiled work surface with inset wash hand basin, wall mounted shower, part tiled walls, wall mounted heated towel rail, obscure glazed window to the side elevation.

Outside

Front Garden

Small area of garden with an area of lawn, pathway proceeding to the front door, bordered with a selection of beds planted with a range of roses and an array of seasonal flowers.

Rear Garden

Being part walled and benefitting from a southerly aspect with a paved patio area abutting the rear of the property offering space for outside dining and entertaining which leads to a small area of level lawn bordered with a range of beds planted with a mixture of mature shrubs and seasonal flowers, gated side access.

Garage En-Bloc

Single garage with up and over door to the front elevation.

Agents Note

Council Tax Band - D

Management fee £14.82 p/a

Grounds and Estate Maintenance £132.32 p/a

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

