

**RUSH
WITT &
WILSON**



**46 Rogersmead, Tenterden, Kent TN30 6LF
Offers In The Region Of £390,000**

Rush Witt & Wilson are pleased to offer this well-presented mid-terrace home occupying an highly sought after location tucked off Tenterden High Street.

The accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, kitchen, living/dining room and conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from an enclosed rear garden.

An internal inspection of this delightful home is highly recommended to fully appreciate its desirable and convenient position. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

With part obscured glazed entrance door to the front elevation, stairs rising to the first floor with generous fitted storage cupboard beneath, radiator and doors to:

Cloakroom

Fitted with a white suite comprising low level W.C, corner wash-hand basin with tiled splash-back, radiator and obscured glazed window to the front elevation.

Kitchen

9'1 x 8'7 (2.77m x 2.62m)

Fitted with a range of modern 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset stainless steel sink/drain unit, space and point for electric oven, space and plumbing for washing machine, space and point for free standing fridge/freezer, space and point for dishwasher, cupboard housing wall mounted gas fired boiler, serving hatch through to the dining room and window to the front elevation.

Living/Dining Room (L Shaped Room)

18'5 max x 15'11 max (5.61m max x 4.85m max)

With window to the rear elevation, two radiators, space for table and chairs and glazed door leading through to:

Conservatory

12'5 x 6'0 (3.78m x 1.83m)

Being fully double glazed with a range of windows and sliding patio doors to the rear elevation allowing access through to the garden.

First Floor

Landing

With stairs rising from the entrance hallway, access to loft space, fitted airing cupboard housing insulated hot water tank and doors leading to:

Bedroom 1

13'1 x 8'11 (3.99m x 2.72m)

With window to the rear elevation enjoying a pleasant view towards St Mildred's Church, range of fitted wardrobes and radiator.

Bedroom 2

9'11 x 9'3 (3.02m x 2.82m)

With window to the front elevation, range of fitted wardrobes and radiator.

Bedroom 3

10'1 x 6'8 (3.07m x 2.03m)

With window to the rear elevation enjoying a pleasant view towards St Mildred's Church and radiator.

Bathroom

Fitted with a modern white suite comprising low level W.C, white gloss vanity unit with inset wash-hand basin and fitted storage beneath, 'P' shaped panelled bath with mixer tap, fixed power shower above and

fitted screen, stainless steel heated towel rail, part tiled walls and obscured glazed window to the front elevation.

Outside

Gardens

To the front a paved pathway proceeds to the front door with a small area of lawn to one side and bed planted with a selection of established shrubs.

The rear garden is predominately laid to lawn with gated rear access.

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.



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		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(57-68) D			
(45-54) E			
(31-38) F			
(1-20) 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	(92-100) A		
(81-91) B			
(69-80) C			
(57-68) D			
(45-54) E			
(31-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

