

**RUSH  
WITT &  
WILSON**



**3 Rome House Corner North Street, New Romney, Kent TN28 8DL  
Guide Price £375,000**

Rush Witt & Wilson are pleased to offer this extremely well-presented mid-terrace home occupying a highly sought-after location within the conservation area of New Romney, being just a short walk from the High Street. The spacious accommodation is arranged over two floors and comprises of an entrance hallway, living room and stunning kitchen/dining room with adjoining conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property offers a single garage en-bloc and gardens to the front and rear, the latter enjoying a southerly aspect with a useful detached summerhouse/home office. Further benefits include connection to mains drainage, gas fired central heating and upvc double glazing through-out. An internal inspection is highly recommended to fully appreciate this fantastic home. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

#### **Entrance Hallway**

With obscured glazed entrance door the front elevation, stairs rising to the first floor with two fitted storage cupboards beneath, wooden flooring, radiator, recessed ceiling spot lights, opening through to the kitchen/dining room and to:

#### **Living Room**

13'8 x 12'8 (4.17m x 3.86m)

With window to the front elevation, telephone point and wall mounted vertical black radiator.

#### **Kitchen/Dining Room**

19'1 x 8'0 (5.82m x 2.44m)

Fitted with a range of 'grey gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with tiled splash-back and inset stainless steel sink/drainage unit, inset four ring electric hob with stainless steel extractor canopy above, upright unit housing integrated double oven and microwave, integrated low level fridge and freezer, integrated dishwasher, integrated washing machine, integrated tumble dryer, fitted breakfast bar, cupboard housing wall mounted gas fired boiler, recessed ceiling spot lights, power socket/aerial point for a wall mounted tv, space for table and chairs, wall mounted

vertical black radiator and window to the rear elevation. Open plan to:

#### **Conservatory**

8'8 x 7'11 (2.64m x 2.41m)

Being fully double glazed with a range of windows and double doors to the side elevation allowing access through to the garden, tiled flooring and radiator.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, access to recently re-insulated loft space with pull down ladder and solid oak doors to:

##### **Bedroom 1**

12'2 x 10'4 (3.71m x 3.15m)

With window to the front elevation, recessed ceiling spot lights, radiator and power socket/aerial point for a wall mounted tv.

##### **Bedroom 2**

9'7 x 9'5 (2.92m x 2.87m)

With window to the rear elevation, full height fitted wardrobes with mirrored sliding doors, power socket/aerial point for a wall mounted tv, recessed ceiling spot lights and radiator.

##### **Bedroom 3**

9'1 x 8'5 (2.77m x 2.57m)

With window to the front elevation, recessed ceiling spot lights and radiator.

##### **Bathroom**

Fitted with a modern suite comprising low level W.C with 'grey gloss' concealed cistern unit, wall mounted 'grey gloss' vanity unit with inset wash-hand basin and storage draw beneath, free standing bath and with hand held shower attachment, fully tiled shower cubicle with illuminated halo shower head and folding door, stainless steel heated towel rail, obscured glazed window to the rear elevation, fully tiled walls and flooring.

#### **Outside**

#### **Gardens**

To the front is a small area of lawn bordered with a range of well-stocked beds planted with a selection of established shrubs, there is a low level brick wall to the front boundary and gated pathway proceeding to the front door.

To the rear is a paved patio area accessed from the conservatory offering a perfect space for outside dining/entertaining which leads to an area of level lawn bordered with well stocked flower beds planted with a mixture of shrubs and seasonal flowers. Gated access leads through to the single garage (en-bloc) located at the rear of the property being accessed via a private driveway to the end of the terrace.

#### **Detached Summerhouse/Home Office**

7'5 x 5'5 (2.26m x 1.65m)

Being fully insulated with toughened glass double doors to the front elevation, range of opening windows, T.V point, internet/Wifi point, light and power connected.

#### **Single Garage (en-bloc)**

14'11 x 7'11 (4.55m x 2.41m)

With up and over door to the front elevation.

#### **Agent Note**

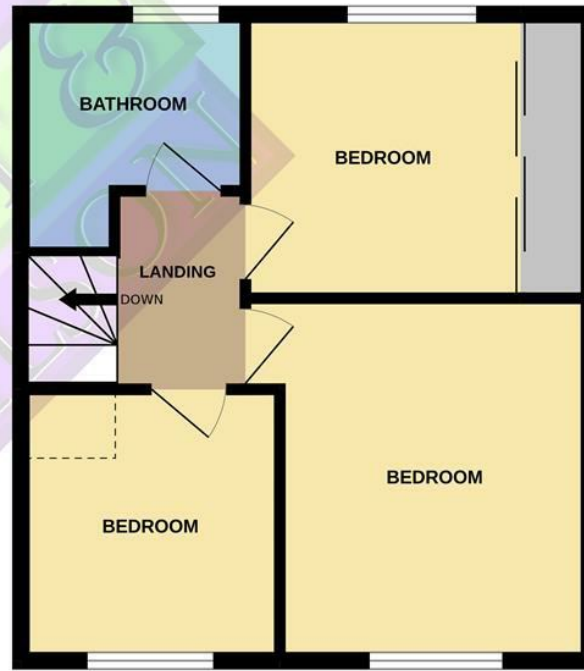
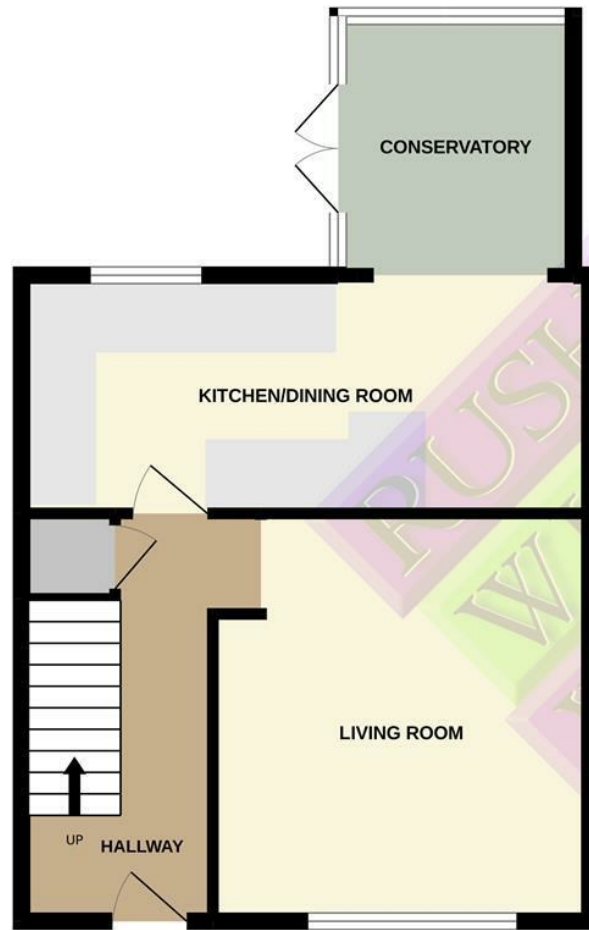
Council Tax Band: c

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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<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	(82 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

