

**RUSH  
WITT &  
WILSON**



**2 St Michaels Cottages Grange Road, St. Michaels, Tenterden, Kent TN30 6DL  
Offers In The Region Of £159,950**

Rush Witt & Wilson are pleased to offer this end of terrace cottage situated in heart of St Michaels being with-in easy access of local amenities.

The accommodation is arranged over two floors and comprises of a living/dining room and kitchen on the ground floor. On the first floor is a bedroom with en-suite bathroom. To the rear is a small enclosed courtyard. Offered to the market CHAIN FREE.

An internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

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

11'4 max x 10'8 max (3.45m max x 3.25m max )

Obscure glazed entrance door and window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, fitted shelving and door leading into:

#### **Kitchen**

9'11 x 6'4 (3.02m x 1.93m)

Fitted with a range of grey cupboard and draw base units with matching wall mounted cupboards, worksurface with inset stainless steel sink drainer units, inset four burner gas hob with extractor canopy above and integrated oven beneath, space and plumbing for washing machine, space and point for low level fridge and freezer, wood effect flooring, radiator, obscure glazed door to the rear elevation allowing access onto a small courtyard.

#### **First Floor**

##### **Bedroom**

13'1 max x 9'5 (3.99m max x 2.87m )

Double aspect with windows to the front and side elevation, stairs rising from the living/dining room, radiator, small fitted wardrobe and door leading into:

##### **En-Suite Bathroom**

Fitted with a white suite comprising low level wc, pedestal wash hand basin, wood panelled bath with mixer tap and hand held shower attachment, radiator, access to eaves storage space and Velux style window to the rear elevation.

#### **Outside**

#### **Courtyard**

Small enclosed courtyard with decked area and gated side access.

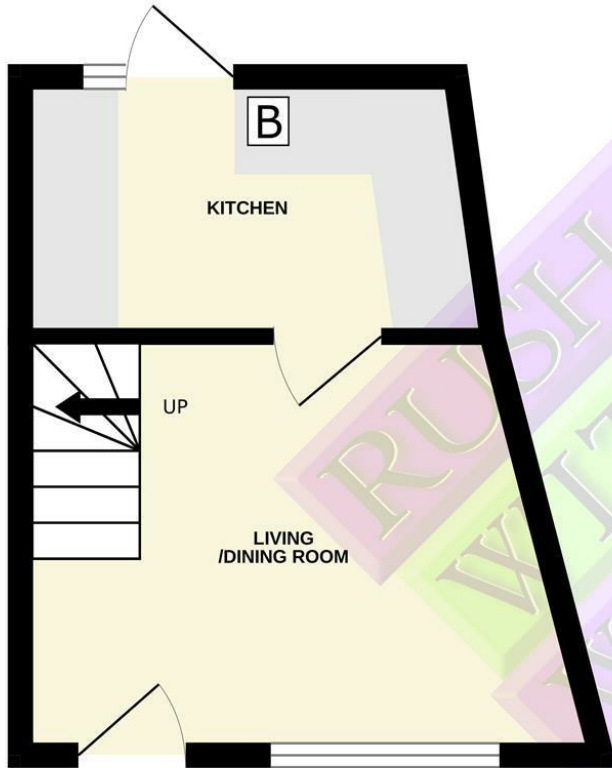
#### **Agents Note**

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.

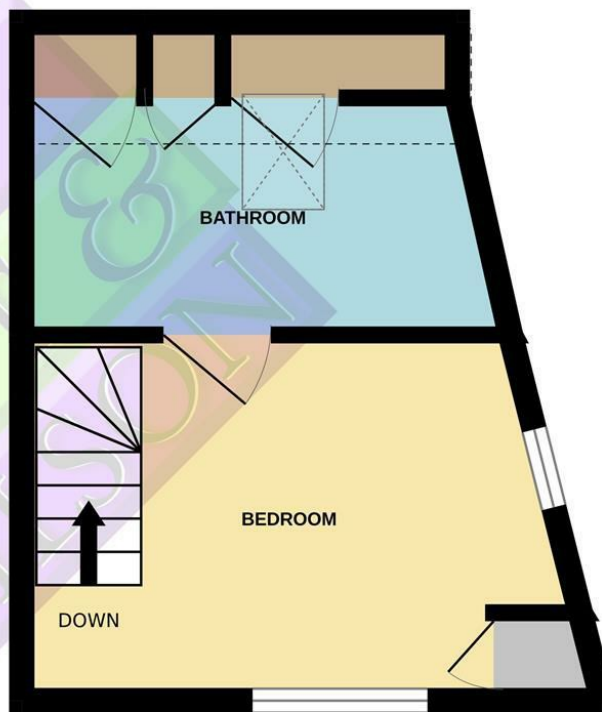
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

Council Tax Band: - B

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 364 sq.ft. (33.8 sq.m.) approx.

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			90
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
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			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



