

RUSH
WITT &
WILSON



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FOR SALE
01580 762927
rushwittwilson.co.uk

7 Gybbons Road, Rolvenden, Kent TN17 4LL
Guide Price £250,000

Rush Witt & Wilson are pleased to offer this attractive semi-detached home occupying a popular cul-de-sac location in the heart of Rolvenden. The accommodation comprises a living/dining room, kitchen, conservatory, two double bedrooms and bathroom. Outside the property benefits from driveway parking, an attached single garage and a good sized rear garden. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Living/Dining Room

14'2 x 11'11 (4.32m x 3.63m)

Being double aspect with windows to the front and side elevation, two radiators, stairs rising to the first floor with storage cupboard beneath, laminate flooring and connecting door leading to:

Kitchen

11'11 x 8'1 (3.63m x 2.46m)

Fitted with a range of modern style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink and drainer unit and tiled splash-backs, inset four ring electric hob with extractor canopy above and oven below, integrated washing machine, space for free standing fridge/freezer, wall mounted gas fired boiler, window and connecting door to:

Conservatory (requiring updating/replacing)

10'2 x 10'0 (3.10m x 3.05m)

With range of windows and sliding doors to the rear elevation giving access to the garden. Please note the conservatory requires updating/replacing.

First Floor

Landing

With access to loft space, laminate flooring and connecting doors to:

Bedroom 1

12'0 x 9'8 max (3.66m x 2.95m max)

With two windows to the front elevation, laminate flooring and radiator.

Bathroom

White suite comprising low level W.C, panelled bath with mixer tap and fitted shower above with screen, vanity unit with inset wash-hand basin, part tiled walls, obscured glazed window to the side elevation and shelved airing cupboard housing insulated hot water tank.

Bedroom 2

12'0 x 8'2 (3.66m x 2.49m)

With window to the rear elevation overlooking the garden, radiator, laminate flooring and built in storage cupboard.

Outside

Attached Single Garage

With up and over door to the front elevation, personal door to the side giving access to the garden, light and power connected.

Garden

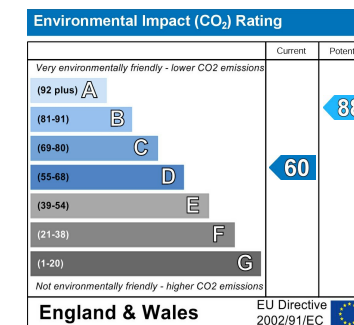
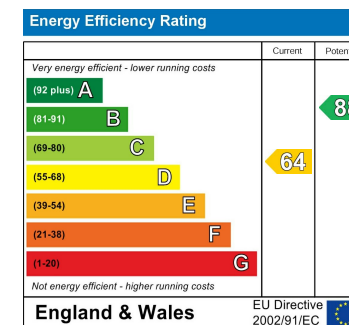
To the front a driveway provides off road parking and access to the attached Single Garage, there is a small area of lawn with flower beds to the front.

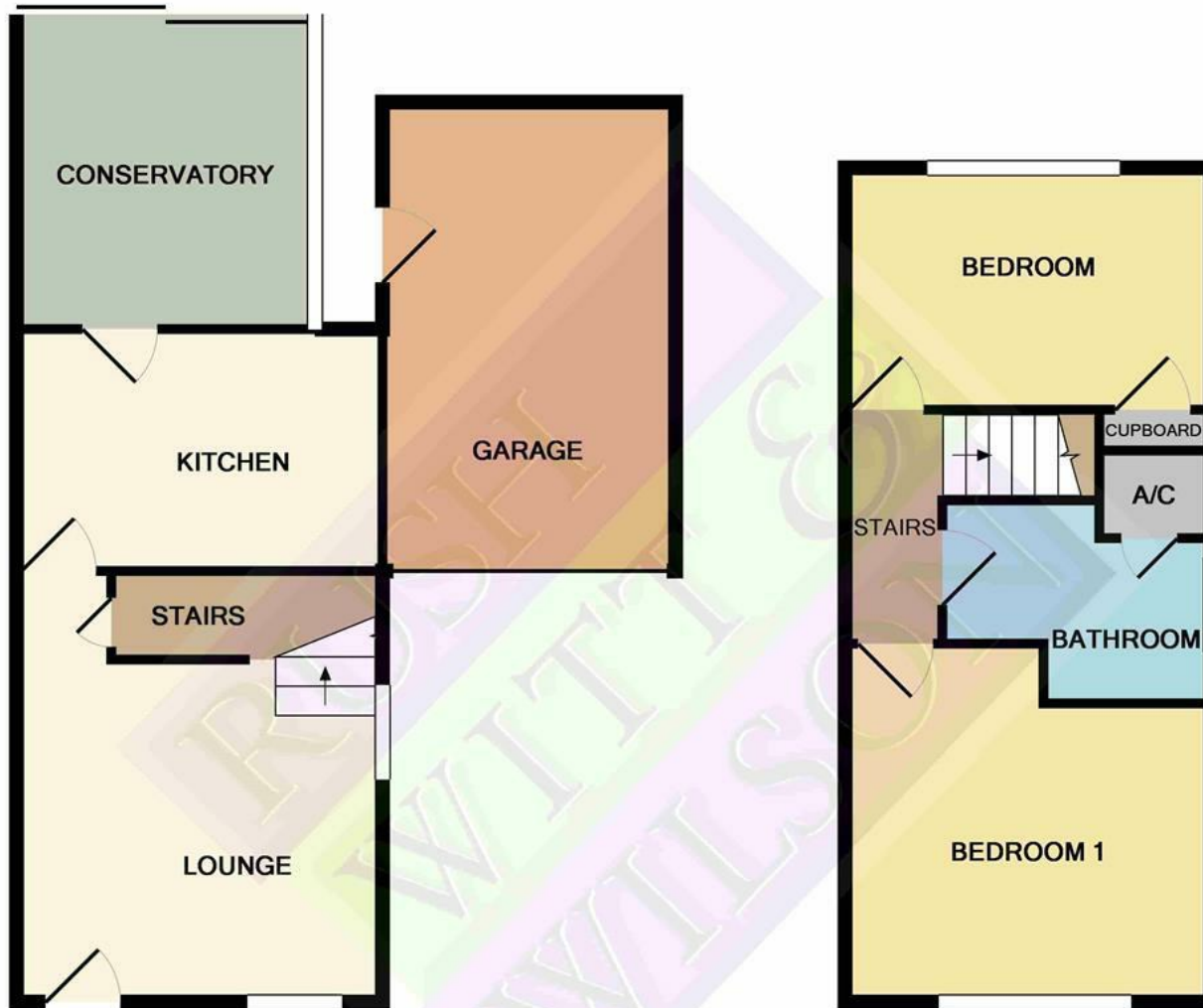
The rear garden offers a paved patio area accessed from the conservatory leading to good sized level area of lawn.

Agent Note

None of the services or appliances mentioned in these sale particulars have been tested.

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.





GROUND FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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