4 Harts Cottages Bourne Lane, Hamstreet, Kent TN26 2HH
Guide Price £250,000 Freehold

Rush Witt & Wilson are pleased to offer this attractive mid-terrace cottage occupying a delightful lane location adjacent to the Hamstreet Woods/National Nature Reserve and being within a short walk of the village train station.

The accommodation is arranged over three floors, comprising a living/dining room, kitchen, cloakroom and bathroom on the ground floor. On the first floor are two bedrooms, with a useful attic storage room on the second floor. Outside is an enclosed rear garden.

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

Living/Dining Room
13'1 max x 11'10 (3.99m max x 3.61m)
Part glazed entrance door and window to the front elevation, feature fireplace with exposed brick surround, radiator, connecting door to:

Kitchen
12'11 x 9'0 (measurement includes under stairs cup (3.94m x 2.74m)
Fitted with a range of cupboard and drawer base units with complementing work surface, inset stainless steel sink unit, space and plumbing for washing machine, space and point for electric oven with fitted extractor canopy above, understairs storage cupboard with space and point for free standing fridge/freezer, radiator, window to the rear elevation, stairs rising to the first floor and radiator. Archway leading to:

Rear Lobby
Obscured glazed door to the side elevation allowing access to the garden and doors to:

Cloakroom
Low level wc, radiator, obscured glazed window to the side elevation.

Bathroom
White suite comprising pedestal wash-hand basin with tiled splash-back, roll top bath with mixer tap and hand held shower attachment, radiator, obscured glazed window to the rear elevation.

First Floor

Landing
Steep stairs rising from the kitchen, doors to both bedrooms and fitted ladder stairs to the attic room.

Bedroom One
13'1 x 12'3 (3.99m x 3.73m)
Window to the front elevation, feature fireplace, radiator.

Bedroom Two
9'3 x 8'3 (2.82m x 2.51m)
Window to the rear elevation, radiator.

Second Floor

Attic Room
13'2 max x 12' (4.01m max x 3.66m)
Window to the front elevation, radiator.

Outside

Gardens
Abutting the rear of the cottage is a brick paved patio leading to level area of lawn bordered with a selection of shrubs, there is also a useful timber garden store.

Agents Note
Council Tax Band - D

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:

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

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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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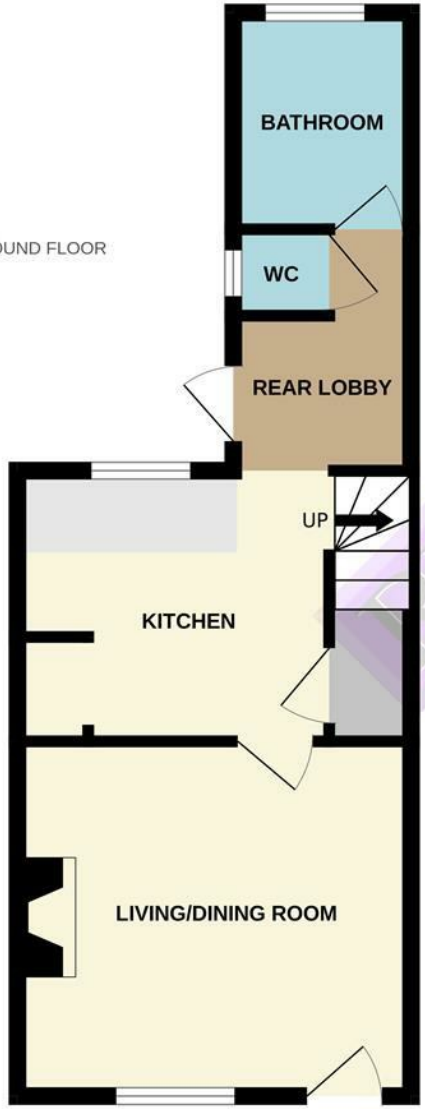
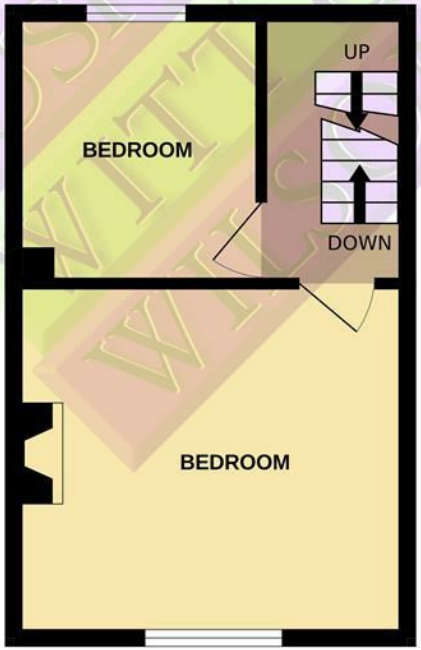
GROUND FLOOR



1ST FLOOR



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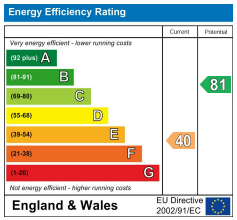

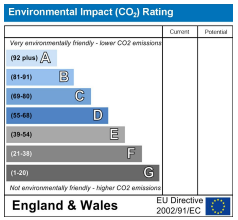

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