

**RUSH  
WITT &  
WILSON**



**26 Silver Hill, Tenterden, Kent TN30 6NE  
Offers In The Region Of £239,950 - Freehold**

Rush Witt & Wilson are pleased to offer this attractive end of terraced cottage within walking distance of local amenities and the picturesque tree lined High Street of Tenterden.

The well-presented accommodation is arranged over three floors and comprises a living room with feature fireplace and kitchen on the ground floor. On the first floor is a bedroom and bathroom with a further bedroom on the second floor. Outside the property benefits from an courtyard garden to the rear as well as two further separate areas of garden located in the shared allotment area to the side. Offered to the market CHAIN FREE.

An internal inspection of this delightful cottage is highly recommended. For further information and to arrange a viewing please call our Tenterden office.

#### **Living Room**

11'9 x 10'9 (3.58m x 3.28m)

Entrance door and window to the front elevation, feature fireplace with inset gas fire and back boiler, low level fitted cupboards, range of display shelving, radiator, door leading through to:

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

11'9 x 10'3 (3.58m x 3.12m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, solid wood block work surface with inset stainless steel sink with side drainer, tiled splashback, exposed brick feature fireplace with space for electric oven, space for fridge, space and plumbing for washing machine, tile effect flooring, exposed timbers, radiator, stairs rising to the first floor, window to the rear elevation, part glazed door allowing access to the rear.

#### **First Floor**

##### **Landing**

Stairs rising to the second floor with small fitted storage cupboard beneath, fitted airing cupboard housing insulated hot water tank, radiator, exposed timbers, doors off to the following:

##### **Bedroom One**

12'2 x 11'3 (3.71m x 3.43m)

Window to the front elevation, range of fitted wardrobes, radiator.

##### **Bathroom**

Fitted with a white suite comprising low level wc, pedestal wash hand basin, wooden panel enclosed bath with mixer tap and shower over, part tiled walls, radiator, stainless steel heated towel rail, tiled effect flooring, fitted storage cupboard, obscure glazed window to the rear elevation.

#### **Second Floor**

##### **Bedroom Two**

16'6 max x 12'3 max (5.03m max x 3.73m max)

Window to the side elevation, radiator, a range of full height bespoke fitted wardrobes.

#### **Outside**

##### **Courtyard & Allotment Gardens**

To the rear of the property there is a small area of garden with a brick built outhouse abutting the rear of the property offering useful storage space, to the side of the property is a shared allotment area where number 26 benefits from two separate areas of garden, one being laid predominantly to lawn and one being enclosed with fencing with a timber garden store and raised beds planted with a mixture of shrubs and seasonal flowers.

#### **Agents Note**

Please note there is a right of way to the rear/side of the property for the neighbouring cottages.

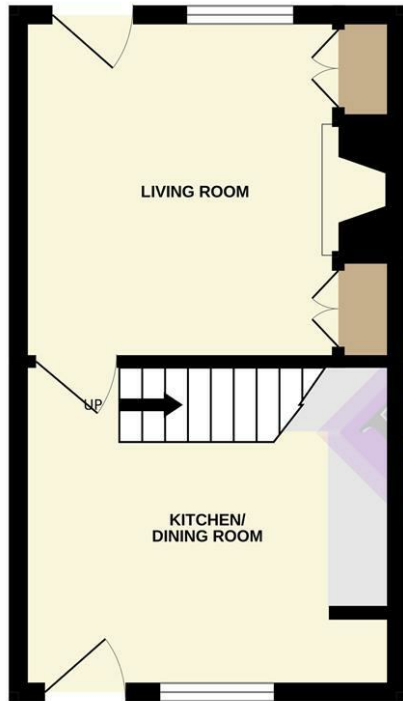
Council Tax Band – B

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.

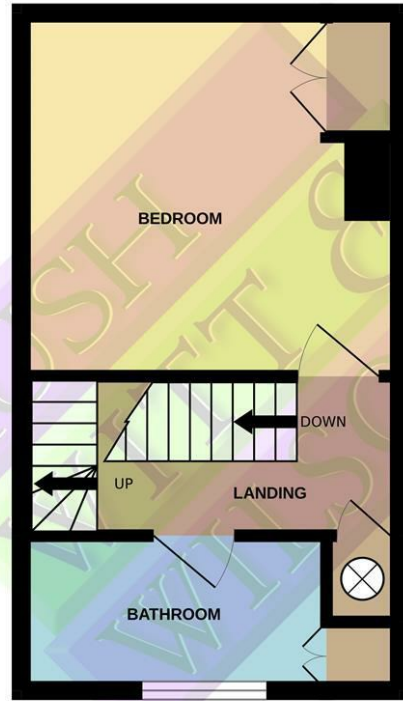
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

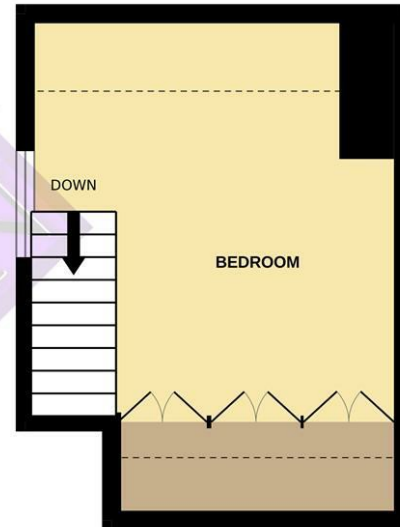
GROUND FLOOR



1ST FLOOR



2ND 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
	86
43	

Very energy efficient - lower running costs  
 (92-100) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (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  
 (92-100) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

