

**RUSH  
WITT &  
WILSON**



**41 Rogersmead, Tenterden, TN30 6LF  
Offers In The Region Of £395,000**

Rush Witt & Wilson are pleased to offer this well presented mid-terrace home occupying a highly sought after and quiet location tucked off Tenterden High Street.

The accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, kitchen and living/dining room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a single garage en-bloc and gardens to the front and rear, the latter enjoying a south westerly aspect.

An internal inspection of this delightful home is highly recommended to fully appreciate its desirable and convenient position. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

With part obscured glazed entrance door to the front elevation, stairs rising to the first floor with large fitted storage cupboard beneath, radiator, wooden flooring and connecting doors leading to:

#### **Cloakroom**

Fitted with a white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and fitted storage cupboard beneath, wooden flooring, radiator and obscured glazed window to the front elevation.

#### **Kitchen**

8'10 x 8'8 (2.69m x 2.64m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work surface with frosted glass splashback and inset 1.5 bowl ceramic sink/drain unit, inset four ring AEG electric

hob with glass back plate and extractor canopy above, upright unit housing integrated AEG oven, space and plumbing for washing machine, space and point for free standing fridge/freezer, space and point for slimline dishwasher, wall mounted gas fired boiler, radiator, wooden flooring and window to the front elevation.

#### **Living/Dining Room (L Shaped Room)**

18'5 max x 15'10 (5.61m max x 4.83m)

With window to the rear elevation, radiator, space for table and chairs, multi-panelled glazed door from the entrance hallway and glazed door allowing access to the garden.

#### **First Floor**

#### **Landing**

With stairs rising from the entrance hallway, fitted airing cupboard housing insulated hot water tank, access to loft space and connecting doors leading to:

#### **Bedroom 1**

13'1 x 8'10 (3.99m x 2.69m)

With window to the rear elevation, range of fitted wardrobes and radiator.

#### **Bedroom 2**

10'0 x 9'2 (3.05m x 2.79m)

With window to the front elevation, range of fitted wardrobes and radiator.

#### **Bedroom 3**

10'0 x 6'9 (3.05m x 2.06m)

With window to the rear elevation and radiator.

#### **Family Bathroom**

Fitted with a modern white suite comprising 'white gloss' vanity unit with fitted low level W.C, inset wash-hand basin and range of fitted storage, 'P' shaped

panelled bath with shower over and fitted screen, part tiled walls, heated towel rail and obscured glazed window to the front elevation.

#### **Outside**

#### **Garden**

To the front a brick paved pathway proceeds to the front door bordered on one side with an established bed planted with a mixture of shrubs and seasonal flowers and gravelled seating area abutting the front of the property.

The rear garden enjoys a south westerly aspect and is fully paved being bordered with a range of established bed planted with a mixture of shrubs and seasonal flowers. Gated rear access allows access to a pathway which leads to the garages.

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

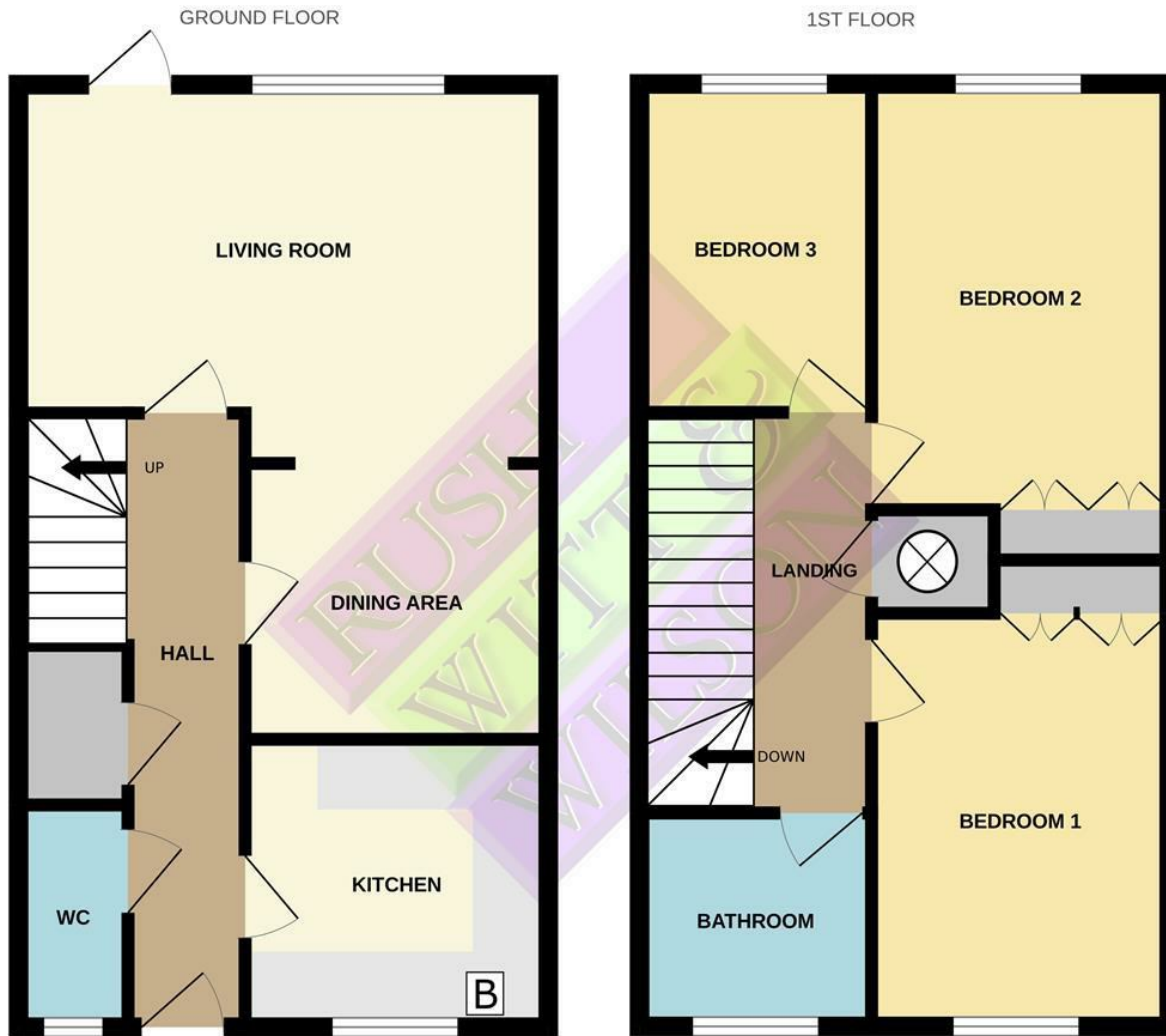
With up and over door to the front elevation.

#### **Agents Note**

Council Tax Band: D

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.



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	88		

**Energy Efficiency Rating**  
 Very energy efficient - lower running costs  
 (02-04) **A**  
 (05-07) **B**  
 (09-10) **C**  
 (13-14) **D**  
 (15-17) **E**  
 (18-20) **F**  
 (21-23) **G**  
 Not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (02-04) **A**  
 (05-07) **B**  
 (09-10) **C**  
 (13-14) **D**  
 (15-17) **E**  
 (18-20) **F**  
 (21-23) **G**  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
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