

**RUSH
WITT &
WILSON**



**5 Gatefield Cottages, Rolvenden, Kent TN17 4JH
Offers In The Region Of £325,000 Freehold**

Rush Witt & Wilson are pleased to offer this semi-detached family home with good sized gardens located within the popular village of Rolvenden.

The accommodation is arranged over two floors and comprises an entrance hallway, living/dining room, kitchen and bathroom on the ground floor. On the first floor there are three bedrooms. Outside the property offers a good sized gardens to the front, side and rear.

There is an opportunity to enhance by undertaking modernisation and improvement works, alternatively there may be scope to extend subject to the necessary consents being obtained.

Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

Part obscure glazed entrance door to the front elevation, stairs rising to the first floor, door through to:

Living/Dining Room

11'9 x 15'4 max (3.58m x 4.67m max)

Window to the front elevation, attractive feature fireplace, electric storage heater, door through to:

Kitchen

11' x 8'4 (3.35m x 2.54m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounting cupboards, complimenting wood block effect worktop surfaces with inset one and a half bowl sink drainer unit, space for electric oven, space and plumbing for washing machine, space for freestanding fridge/freezer, electric storage heater, tiled flooring, two windows to the rear elevation overlooking the garden, door through to:

Bathroom

Fitted with a white suite comprising low level wc, pedestal wash hand basin, wood panelled bath with mixer tap, shower over and fitted screen, part tiled walls, obscure glazed windows to the side and rear elevations.

Side Lobby

Part glazed door to the side elevation with access onto the garden, tiled flooring, understairs storage cupboard.

First Floor

Landing

Window to the side elevation, access to loft space, doors off to the following:

Bedroom One

15'4 x 8'7 (4.67m x 2.62m)

Window to the front elevation, fitted storage cupboard, range of fitted wardrobes, electric storage heater, exposed floorboards.

Bedroom Two

11'8 x 8'8 max (3.56m x 2.64m max)

Window to the rear elevation, attractive feature fireplace, fitted airing cupboard housing insulated hot water tank, exposed floorboards.

Bedroom Three

9'6 x 8'4 (2.90m x 2.54m)

Window to the rear elevation, electric storage heater, exposed floorboards.

Outside

Front Garden

Gated pathway proceeds to the front door with generous area of lawn to both sides being bordered with a range of well stocked beds planted with a mixture of shrubs and seasonal flowers.

Side Garden

Further lawn area of garden being interspersed with a selection of fruit trees.

Rear Garden

The garden is predominantly laid to lawn, being of a good size with a timber garden store.

Agents Note

Council Tax Band - C

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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