

**RUSH
WITT &
WILSON**



59 The Street, Appledore, Kent TN26 2AF
Guide Price £279,950

Rush Witt & Wilson are pleased to offer this attractive mid-terrace cottage occupying a High Street location in the highly sought-after village of Appledore.

The accommodation is arranged over three floors comprising of an entrance porch, impressive 22'5 living/dining room and kitchen on the ground floor. On the first floor is the main bedroom and shower room with a further double bedroom on the second floor. Outside offers a good sized rear garden with a delightful paved patio area at the bottom and a useful detached outhouse.

Expected to appeal to a variety of buyers, being considered equally suitable as a main residence, second home/lock-up and leave or for an investment/holiday let purchase the vendor's sole agents would advise early inspection to fully appreciate the merits of this delightful cottage. For further information and to arrange a viewing please call our Tenterden office.

Entrance Porch

With entrance door to the front, window to both side elevations and further door to:

Living/Dining Room

22'5 x 11'4 (6.83m x 3.45m)

Being double aspect with windows to the front and rear elevations, both with fitted plantation shutters, feature fireplace, two radiators, stairs rising to the first floor, fitted low level cupboard with shelving above and doorway to:

Kitchen

8'2 x 6'4 (2.49m x 1.93m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work-surface with inset stainless steel sink/drain unit, space and point for electric hob with stainless steel extractor canopy above, space and point for low level fridge, space and plumbing for washing-machine, quarry tiled flooring, window with fitted plantation shutters to the side elevation and door allowing access to the garden.

First Floor

Landing

With stairs rising from the living/dining room, exposed floorboards, radiator, stairs rising to the second floor and connecting doors to:

Bedroom 1

11'1 x 10'1 (3.38m x 3.07m)

Window to the front elevation with fitted plantation shutters, exposed floor board, radiator and two fitted double wardrobes.

Shower Room

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin, shower cubicle, radiator, fitted airing cupboard housing insulated hot water tank and window with fitted plantation shutters to the rear elevation.

Second Floor

Bedroom 2

11'11 x 10'1 (3.63m x 3.07m)

Window to the front with fitted plantation shutters, two radiators, access to small loft space and access to eaves storage.

Outside

Garden

The rear garden is of a good size with a small patio abutting the rear of the cottage leading to a good size area of level lawn being bordered to both sides with beds planted with a mixture of shrubs and seasonal flowers, to the end of the garden if a further paved patio area offering a perfect space and outside dining/entertaining.

Outbuilding

10'1 x 6'3 (3.07m x 1.91m)

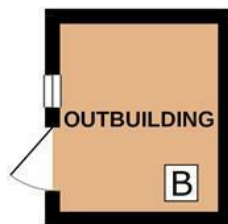
With entrance door and window to the front elevation, floor standing oil fired boiler, light and power connected.

Agent Note

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.

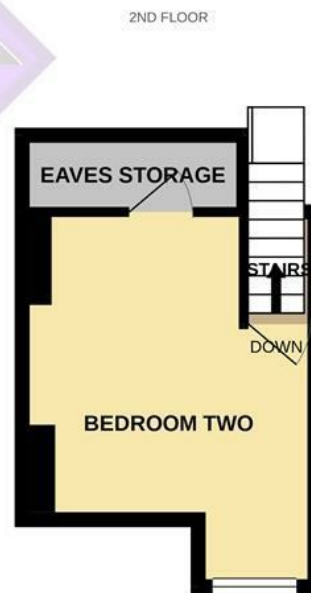
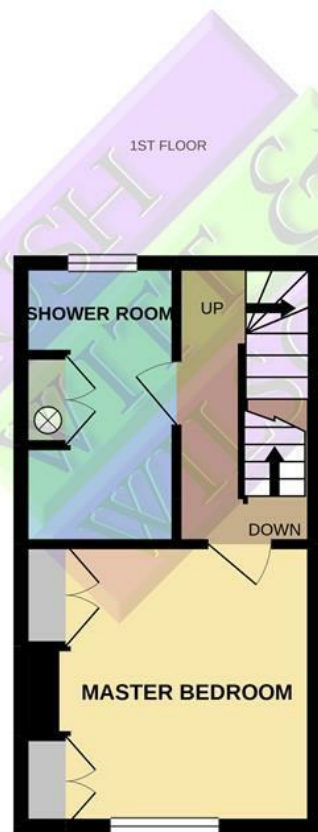
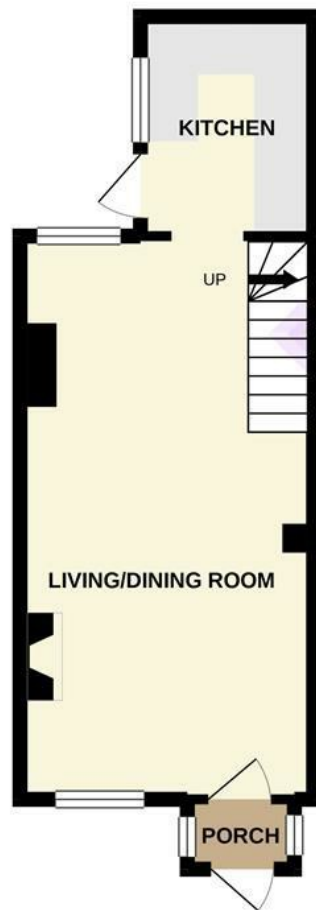
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

**** Please note, there is a pedestrian right of way through the rear garden for the adjoining cottage allowing rear/side access. ****



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		57	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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