

**RUSH
WITT &
WILSON**



6 St. Benets Way, Tenterden, Kent TN30 6QQ
Guide Price £225,000

Rush Witt & Wilson are pleased to offer a rare opportunity to purchase this mid-terrace bungalow located within easy access of the picturesque high street of Tenterden

The accommodation comprises of an entrance hallway, double bedroom, wet room and open plan kitchen/living/dining room. Outside the bungalow offers an enclosed rear garden. Further benefits include UPVC double glazed windows and gas fired central heating. Offered to the market CHAIN FREE.

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

With part glazed entrance door to the front elevation, radiator, laminate flooring, fitted storage cupboard, large walk-in airing cupboard being part shelved with wall mounted gas fired boiler and radiator, access to loft space and connecting doors leading to:

Bedroom

18'4 max x 9'8 (5.59m max x 2.95m)

With window to the side elevation, laminate flooring and radiator.

Wet Room

6'3 x 5'8 (1.91m x 1.73m)

Fitted with a white suite comprising low level W.C, wash-hand basin with tiled splash-back, wall mounted shower, obscured glazed window to the front elevation and radiator.

Open Plan Kitchen/Living/Dining Room

19'6 x 12'8 max (5.94m x 3.86m max)

With two windows to the rear elevation, radiator, space and table and chairs, part glazed door allowing access to the garden and radiator.

The kitchen area is fitted with a range of modern style cupboard and drawer base

units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset stainless steel sink/drainage, space and point for gas cooker, space and plumbing for washing machine, space and point for free standing fridge/freezer.

Garden

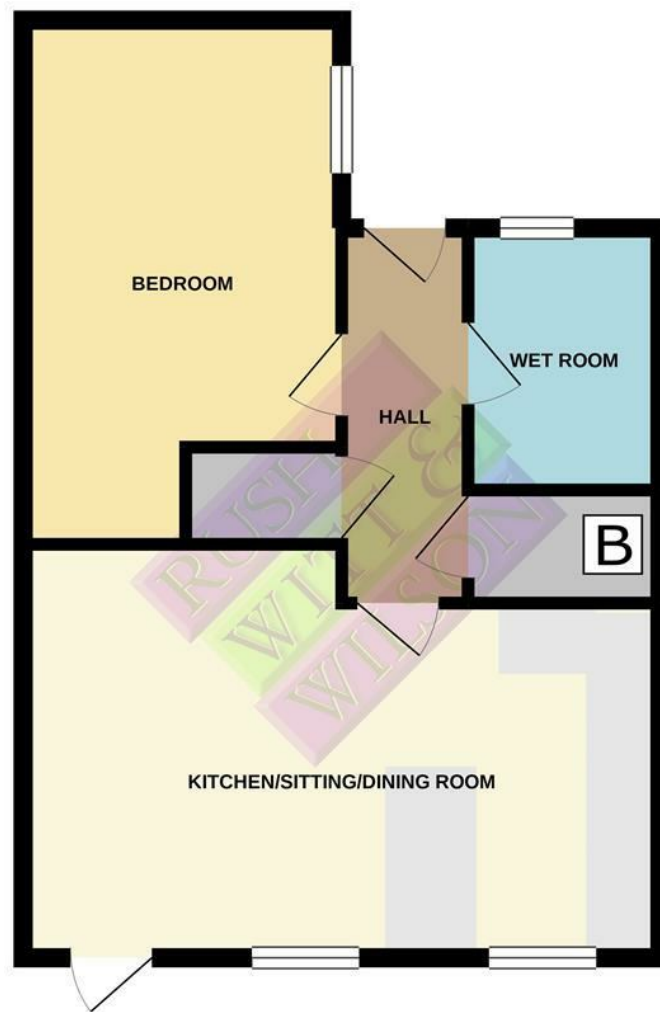
Being predominately paved and bordered with beds to both sides planted with a selection of shrubs and established hedging to the rear boundary.

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.

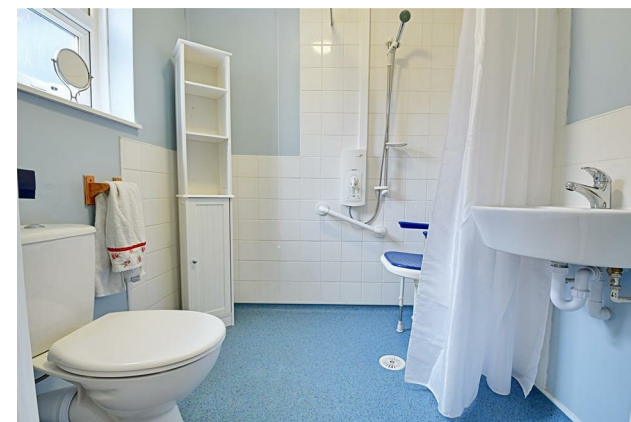
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

GROUND FLOOR



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	90
(81-91) B	72
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(11-20) F	
(1-10) 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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