

**RUSH
WITT &
WILSON**



**60 Shrubcote, Tenterden, Kent TN30 7BP
Offers In The Region Of £269,950**

Rush Witt & Wilson are pleased to offer this well-proportioned semi-detached family home offering scope to enhance and modernise located within easy reach of Tenterden High Street. The accommodation is arranged over two floors and comprises of an entrance hallway, living room, dining room, kitchen, utility room, cloakroom and conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a gated driveway to the side, detached single garage and gardens to the front and rear. 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 obscured glazed entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, electric storage heater and connecting doors leading to:

Dining Room

12'11 x 9'4 (3.94m x 2.84m)

With window to the rear elevation, electric storage heater and double doors connecting to the living room.

Kitchen

11'5 x 7'6 (3.48m x 2.29m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drain unit and tiled splash-backs, space and point for electric oven, window to the front elevation, connecting door to the utility room and further door leading to:

Living Room

13'0 x 11'5 (3.96m x 3.48m)

With window to the rear elevation, feature fireplace,

electric storage heater and double doors connecting to the dining room.

Utility Room

8'2 x 7'11 (2.49m x 2.41m)

Fitted with a range of cupboard base units and wall mounted cupboards with sliding doors, space and plumbing for washing machine, space and point for free standing fridge/freezer, tiled flooring, archway connecting to the conservatory and door to:

Cloakroom

Fitted with a low level W.C, obscured glazed window to the side elevation and tiled flooring.

Conservatory

11'4 x 9'3 (3.45m x 2.82m)

Being fully double glazed with a range of windows, sliding doors allowing access to the garden and tiled flooring.

First Floor

Landing

With stairs rising from the entrance hallway, window to the front elevation, airing cupboard housing insulated hot water tank, access to the loft space and doors to;

Bedroom 1

12'11 x 9'10 (3.94m x 3.00m)

With window to the rear elevation and electric storage heater.

Bedroom 2

12'0 x 9'3 (3.66m x 2.82m)

With window to the rear elevation, range of fitted wardrobes and electric storage heater.

Bedroom 3

8'11 x 7'1 (2.72m x 2.16m)

With window to the front elevation and fitted wardrobe.

Bathroom

White suite comprising low level W.C, vanity unit with inset wash-hand basin and storage cupboard beneath, panelled bath, part tiled walls and obscured glazed window to the side elevation.

Outside

Gardens

To the front is a large area of level lawn with a circular flower bed, gated pathway leading to the front door and well maintained hedging to all boundaries. Gated access to one side leads to:

The side/rear gardens are predominantly laid to lawn being interspersed with a selection of mature conifers and trees, there is a timber garden store and gated driveway providing off road parking and access to:

Single Garage

12'11 x 7'9 (3.94m x 2.36m)

Detached concrete sectional garage with up and over door to the front elevation, personal door to the side and window to the rear.

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
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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	

