

**RUSH
WITT &
WILSON**



**10 Church Row Hastings Road, Rolvenden, Kent TN17 4LS
Guide Price £230,000**

Rush Witt & Wilson are pleased to offer this charming Grade II Listed cottage located in the heart of popular village of Rolvenden.

The accommodation is arranged over two floors and comprises a living room with log burner, kitchen/dining room, utility room and bathroom on the ground floor. On the first floor are two bedrooms. Outside the property benefits from a delightful 'cottage style' garden to the rear. Offered to the market CHAIN FREE.

An internal inspection of this delightful cottage is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Living Room

13'9 x 11'0 (4.19m x 3.35m)

With part glazed entrance door and window to the front elevation, feature fireplace with inset log burning stove, fitted shelving, wall mounted electric heater and connecting doorway leading to the kitchen/dining room.

Bathroom

White suite comprising low level W.C, wooden vanity unit with inset wash-hand basin and storage beneath, panelled bath with mixer tap and hand held shower attachment, part tiled walls and stone tiled flooring.

Kitchen/Dining Room

11'0 max x 8'6 (3.35m max x 2.59m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock work surface with inset stainless steel sink unit and tiled

splash-backs, inset four ring electric hob with low level oven beneath and extractor canopy above, space for table and chairs, wall mounted electric heater, stone tiled flooring, stairs rising to the first floor, exposed timbers, connecting door to the bathroom, window and door to:

Utility Room

8'0 x 5'4 (2.44m x 1.63m)

With space and plumbing for washing machine, space and point for free standing fridge/freezer, fitted pantry/storage cupboard, stone tiled flooring, window to the rear elevation and door allowing access to the garden.

First Floor

Landing

With stairs rising from the kitchen/dining room, access to a eaves storage space housing insulated hot water tank, access to lost space and connecting doors to:

Bedroom 1

12'7 x 10'11 (3.84m x 3.33m)

With window to the front elevation enjoying a pleasant outlook over the village war memorial and fitted double wardrobe.

Bedroom 2

8'1 x 6'7 (2.46m x 2.01m)

With Velux style window to the rear elevation and exposed timbers.

Outside

Garden

The established rear garden enjoys a beautiful view of

the village Church and offers a paved patio area offering space for outside dining and entertaining which leads to an area of level lawn bordered either side with a selection of established beds planted with a mixture of shrubs, roses and seasonal flowers. To the end of the garden is a useful garden store.

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 which runs the length of the terrace allowing rear access to the cottages **



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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