RUSH WITT & WILSON

1 St Michaels Terrace Grange Road, St. Michaels, Tenterden, Kent TN30 6EB
Offers In Excess Of £300,000

Rush Witt & Wilson are pleased to offer this charming Grade II Listed end of terrace cottage with off road parking and a detached garage located in the heart of St. Michaels. The accommodation is arranged over three floors comprising living room with feature fireplace, dining room and kitchen on the ground floor. On the first floor is the main bedroom and the family bathroom with a further bedroom on the second floor. Outside the property benefits from a good sized rear garden, off road parking for a number for cars and a detached single garage. This delightful cottage has been subject to a number of recent improvements including a full re-wire, new hot water system and recently fitted kitchen and bathroom. A viewing is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Living Room
11'5 x 11'4 (3.48m x 3.45m)
With entrance door and window to the front elevation, exposed brick feature fireplace with low level cupboard to one side housing electric consumer unit, electric storage heater and connecting door to:

Dining Room
11'7 x 8'1 (3.53m x 2.46m)
With window to the side elevation, stairs rising to the first floor with storage cupboard beneath and electric storage heater.

Connecting door with step leading to:

Kitchen
10'11 x 10'7 (3.33m x 3.23m)
Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drainer unit, space and point for electric oven, space and plumbing for washing machine, space and point for free standing fridge/freezer, quarry tiled flooring, wall mounted electric heater, window to the rear and door to the side elevation giving access to the driveway.

First Floor

Landing
With stairs rising from the Dining Room, further stair case to the second floor with a range of storage cupboards and connecting doors to:

Bedroom 1
12'4 x 12'2 (3.76m x 3.71m)
With window to the front elevation, feature fireplace, built in wardrobe and wall mounted electric heater.

Bathroom
Fitted with a white suite comprising panelled bath with mixer tap and hand-held shower attachment, pedestal wash hand basin with tiled splash-backs, low level WC, wall mounted electric heater, part tiled walls, half panelled walls, window to the rear elevation and airing cupboard housing recently fitted insulated hot water tank.

Second Floor

Bedroom 2
12'6 x 10'2 (measured into the eaves) (3.81m x 3.10m (measured into the eaves))
With window to the side elevation, laminate flooring and access to a small loft space.

Outside

Detached Garage
15'11 x 7'11 (4.85m x 2.41m)
With double doors to the front elevation with rear access to the adjoining store/shed.

Adjoining Store/Shed
15'6 x 7'6 (4.72m x 2.29m)

Gardens
A particular feature of the cottage are the beautifully maintained front and rear gardens. To the front of the cottage is an area of lawn surrounded with a range of established beds with a mixture of mature shrubs and seasonal flowers.

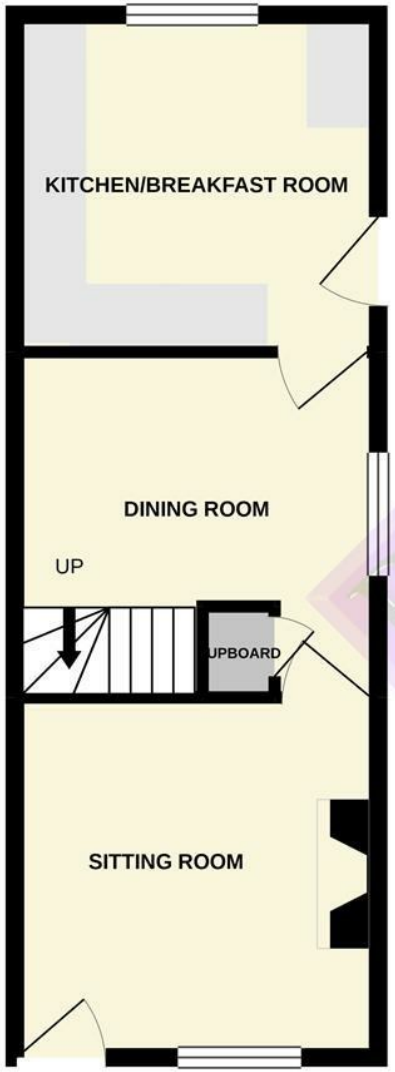
A gravel driveway provides parking for several cars leading to the detached garage. The private rear garden is laid to lawn interspersed with a selection of trees and established beds containing a wide range of shrubs and flowers. A good size timber store is located at the far end of the garden.

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.

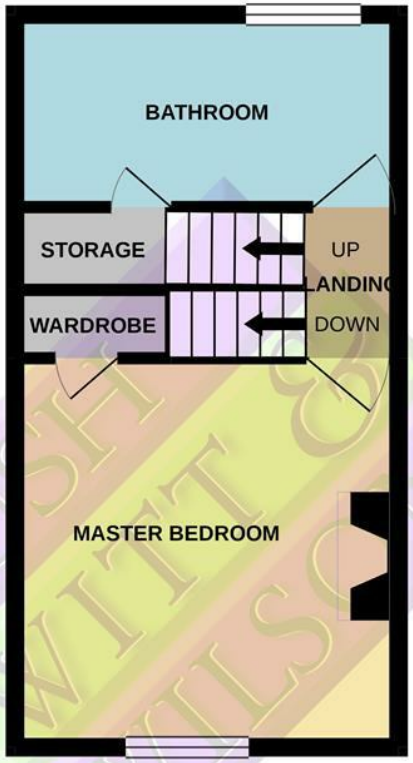
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

There is a pedestrian right of way across the drive and rear of the property for the neighbouring cottages.

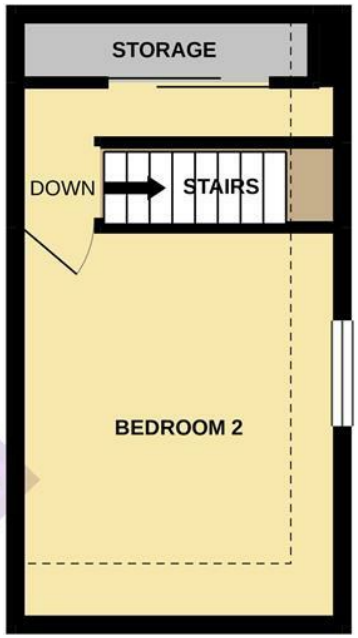
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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The Property Ombudsman
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