RUSH WITT & WILSON



26 Wayside Avenue, St. Michaels, Tenterden, Kent TN30 6PB
Offers In The Region Of £320,000 - FREEHOLD

Rush Witt & Wilson are pleased to offer this well-proportioned semi-detached home located in popular residential area of St. Michaels offering scope to modernise through-out.

The accommodation comprises of an entrance hallway, living/dining room, kitchen, utility room and cloakroom on the ground floor. On the first floor and two double bedrooms and the family bathroom. Outside the property offers driveway parking, an attached carport and a good sized rear garden.

There is an opportunity to enhance by undertaking modernisation and improvement works, alternatively there may be scope to extend subject to the necessary consents being obtained. Offered to the market CHAIN FREE.

An internal inspection is highly recommended to fully appreciate all the potential this house has to offer. For further information and to arrange a viewing please call our Tenterden office on 01580762927.











Agent Note.

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy


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Floor 0



Floor 1



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Approximate total area(1)

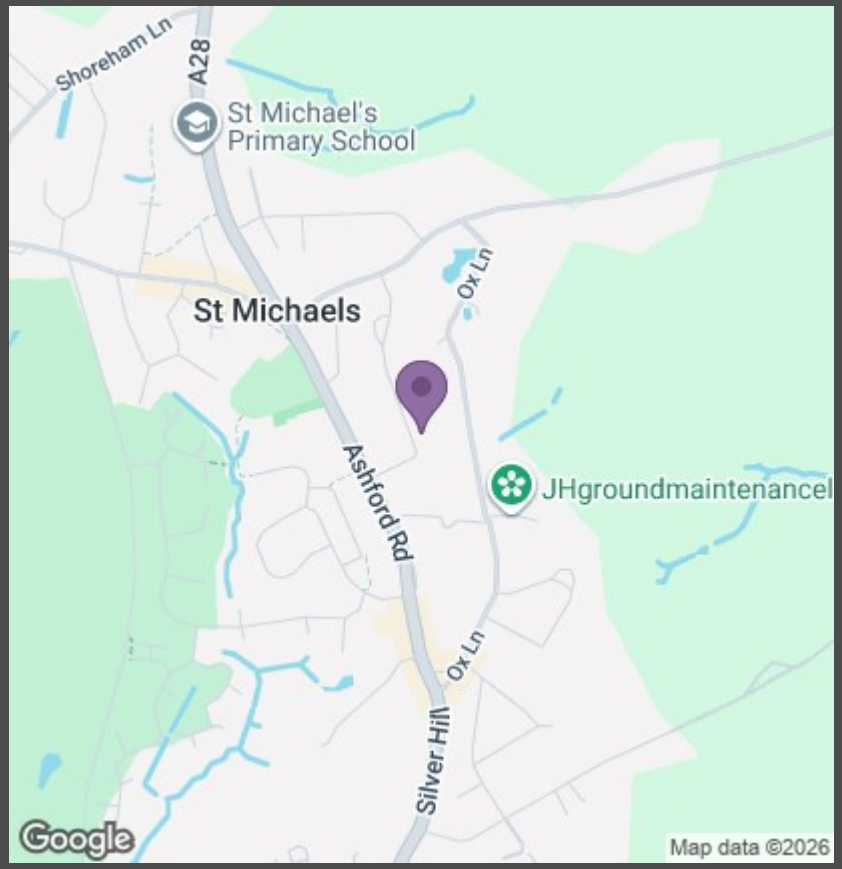
68.4 m²

739 ft²

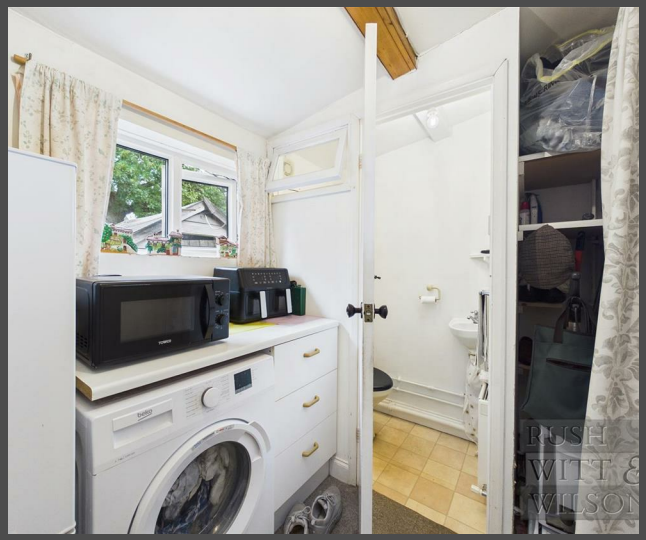
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

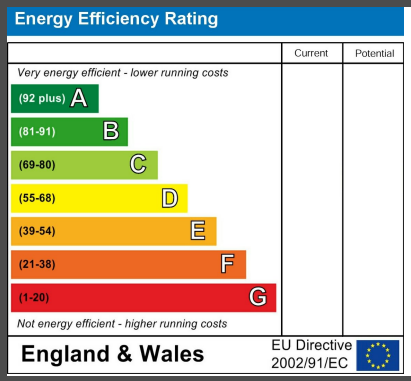
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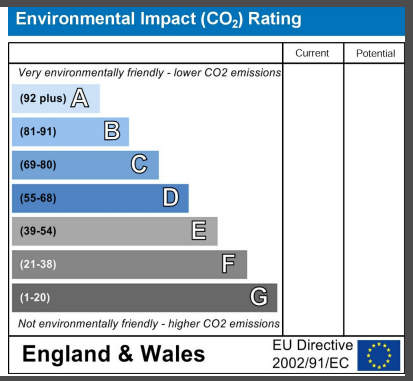












RUSH WITT & WILSON

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Lettings & Property Management

The Property Ombudsman

Relocation agent network

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