

**RUSH
WITT &
WILSON**



**43 Rogersmead, Tenterden, Kent TN30 6LF
Guide Price £400,000**

Rush Witt & Wilson are pleased to offer this attractive end of terrace home occupying an highly sort after location tucked off Tenterden High Street.

The accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, kitchen, living/dining room and conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from a single garage en-bloc and gardens to the front and rear, the latter being part walled and enjoying a south westerly aspect. Offered to the market CHAIN FREE.

Please call our Tenterden branch for further details and to arrange a viewing.

Entrance Hallway

With part glazed entrance door and window to the side elevation, stairs rising to the first floor with large fitted storage cupboard beneath, radiator and connecting doors leading to:

Cloakroom

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

Kitchen

8'11 x 8'8 (2.72m x 2.64m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work surface with tiled splash-back and inset stainless steel sink/drainage unit, inset four ring electric hob with integrated oven beneath and extractor canopy above, space and plumbing for washing machine, space and

point for free standing fridge/freezer, stainless steel heated towel rail, wall mounted gas fired boiler and window to the front elevation.

Dining Area

8'11 x 8'0 (2.72m x 2.44m)

With archway through to the living room and radiator.

Living Room

15'9 x 9'9 (4.80m x 2.97m)

With window to the rear elevation, ornamental fireplace, radiator and double doors through to:

Conservatory

9'2 x 7'7 (2.79m x 2.31m)

Being fully double glazed with a range of windows and personal door to the side elevation opening to the garden.

First Floor

Landing

With stairs rising from the entrance hallway, fitted storage cupboard, access to loft space, window to the side elevation and connecting doors leading to:

Bedroom 1

12'11 x 8'9 (3.94m x 2.67m)

With window to the rear elevation, range of fitted wardrobes and radiator.

Bedroom 2

10'0 x 9'2 (3.05m x 2.79m)

With window to the front elevation, range of fitted wardrobes and radiator.

Bedroom 3

10'0 x 6'9 (3.05m x 2.06m)

With window to the rear elevation and radiator.

Bathroom

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, 'P' shaped panelled bath with shower over and fitted screen, part tiled walls, heated towel rail and obscured glazed window to the side elevation.

Outside

Garden

To the front is a central flower bed which is owned by the property and is currently planted with a mixture of shrubs and seasonal flowers.

To the rear of the property is a part walled enclosed garden with small paved patio and gravelled seating area bordered with raised beds and gated rear access.

Single Garage (en-bloc)

With up and over door to the front elevation.

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

1ST FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	86		
Very energy efficient - lower running costs (92-100) A (85-91) B (79-84) C (73-78) D (67-72) E (61-66) F (55-60) G (49-54) H (43-48) I (37-42) J (31-36) K (25-30) L (19-24) M (13-18) N (7-12) O (1-6) P Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (102-110) A (92-101) B (82-91) C (72-81) D (62-71) E (52-61) F (42-51) G (32-41) H (22-31) I (12-21) J (2-11) K Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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