

**RUSH
WITT &
WILSON**



**21 Silver Hill, Tenterden, Kent TN30 6NE
Offers In The Region Of £230,000**

Rush Witt & Wilson are pleased to offer this attractive mid-terraced cottage within walking distance of local amenities and the picturesque tree lined High Street of Tenterden.

The well-presented accommodation is arranged over three floors and comprises a living room with feature fireplace, kitchen, utility area/rear porch and bathroom on the ground floor. On the first floor are two bedrooms, one of which gives access to a useful loft room/bedroom on the second floor. Outside the property benefits from an enclosed courtyard 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.

Living Room

11'11 x 11'0 (3.63m x 3.35m)

With part glazed entrance door and sash window to the front elevation, radiator, feature fireplace with inset coal effect gas fire and low level corner cupboard to one side. Connecting door to a small inner-lobby area with stairs rising to the first floor.

Kitchen

7'6 x 6'10 (2.29m x 2.08m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock work-surface, inset stainless steel sink/drainage unit, inset four burner gas hob with electric oven beneath, laminate tiled flooring, window to the rear elevation, door through to the utility area/rear porch and further door to:

Bathroom

Fitted with a modern white suite comprising wooden

panelled bath with mixer tap and shower above, pedestal wash hand basin, low level WC, radiator and fully tiled walls.

Utility Area/Rear Porch

6'3 x 5'4 (1.91m x 1.63m)

With space and point for a free standing fridge/freezer, plumbing for washing machine, window to the rear elevation and door giving access to the courtyard garden.

First Floor

Bedroom 1

11'11 x 11'4 (3.63m x 3.45m)

With sash window to the front elevation and radiator.

Bedroom 2

11'10 x 7'10 (3.61m x 2.39m)

With window to the rear elevation, built in storage cupboard housing wall mounted gas fired boiler, radiator and connecting staircase leading to:

Loft Room/Bedroom (accessed via a hatchway)

15'6 x 12'0 (4.72m x 3.66m)

With stairs rising from bedroom 2, window to the front and velux to the rear elevation, radiator.

Outside

Courtyard Garden

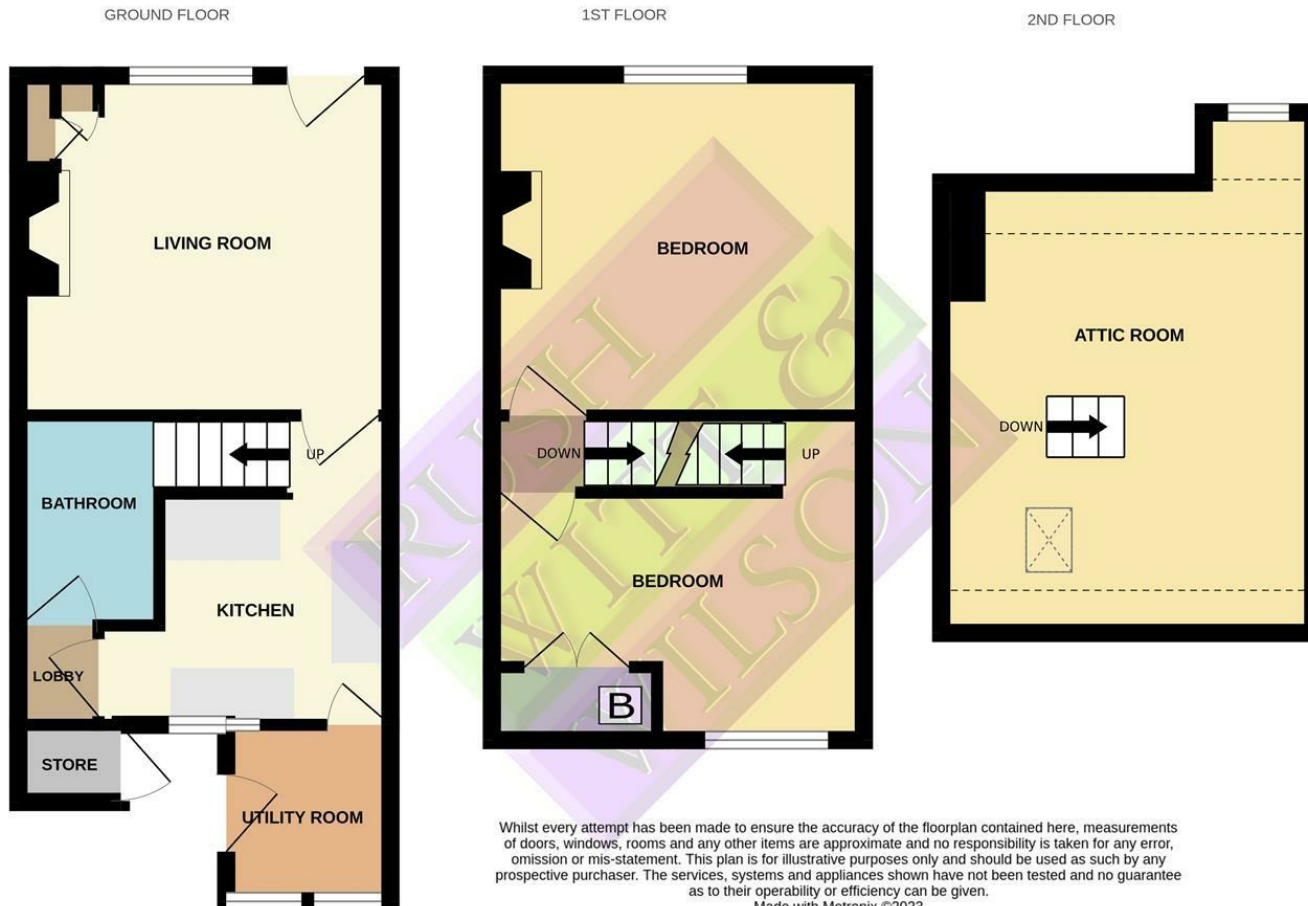
Delightful fully enclosed courtyard with gated access to the rear, gravelled area providing space for table & chairs boarded with a range of plants and shrubs. Small brick outbuilding with power and plumbing for washing machine. The pathway to the rear gives access to a separate allotment area of garden further down the road.

Agent Note

Council Tax Band: B

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



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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