



The Street

Hamstreet TN26 2HE

- Charming Mid-Terrace Period Cottage
 - Extensively Refurbished
 - UPVC Double Glazing
- Contemporary Fitted Kitchen/Diner
 - Luxury Shower Room
- Convenient Central Village Location
 - Modern Central Heating System
 - Living Room With Log Burner
 - Two Bedrooms
 - Rear Courtyard Garden

Asking Price £300,000 Freehold





Mapps Estates are delighted to bring to the market this charming two bedroom terraced cottage conveniently located in the heart of the village of Hamstreet, six miles south of Ashford. The property has been fully refurbished in recent years while retaining much of its original period character, the accommodation comprising a living room with a log burner, a contemporary 'Howdens' fitted kitchen/diner, two bedrooms and a luxury modern shower room. The property also enjoys a rear courtyard garden and benefits from UPVC double glazed windows and a newly installed electric central heating system. An early viewing comes highly recommended.

Located in the village of Ham Street, surrounded by open countryside and woodland areas, only six miles south of the market town of Ashford which offers a wide array of shopping facilities as well as the Outlet Centre complex. Ashford International train station also offers high speed rail services to London St Pancras taking less than forty minutes. Primary, secondary and grammar schools are also available in the town. Ham Street itself offers a local Morrisons store, primary school, coffee shop, the Dukes Head public house and a mainline train station with services to Ashford and Hastings. The cathedral city of Canterbury is approximately forty minutes away by car and offers shopping and cultural facilities including the Cathedral and Marlowe Theatre.

Ground Floor:

Living Room 15'3 x 13'1

With composite entrance door with double glazed upper panels, two front aspect UPVC double glazed sash windows with bespoke fitted shutters, recessed cast iron log burner set onto tiled hearth with oak mantelshelf over, wood effect tiled flooring laid in a herringbone style, retro style radiator, stairs to first floor with feature exposed original wall timbers, recessed downlighters, open doorway through to kitchen.

Kitchen/Diner 13'2 x 9'2

With rear aspect UPVC double glazed window and back door with fitted blind opening to rear courtyard garden, luxury 'Howdens' fitted kitchen comprising a range of dark blue matt finish fitted store cupboards and drawers, quartz worktops and breakfast bar with matching upstands and metro tiled splashbacks over, recessed ceramic Butler sink with mixer tap over, four ring induction hob with contemporary design extractor over, matching high level fitted oven and microwave, integrated fridge/freezer, cupboard housing heating system comprising electric boiler and pressurised hot water cylinder, consumer unit, heating control panel and space and plumbing for washing machine, pull-out shelved pantry cupboard, recessed downlighters, tiled flooring, radiator.

First Floor:

Landing

With loft hatch and recessed downlighter.

Bedroom 12'9 x 11'11

With front aspect UPVC sash window and bespoke fitted shutters, feature fireplace with tiled hearth, feature panelled wall, radiator.

Bedroom 10'1 x 7'7

With rear aspect UPVC double glazed window, feature panelled wall, recessed downlighters, radiator.

Shower Room 6'11 x 5'2

With UPVC frosted double glazed window, large walk-in metro tiled shower cubicle with rainfall shower and separate hand-held shower attachment, contemporary design wash hand basin with wall-mounted mixer tap over and drawers under, fitted backlit mirror, WC, recessed downlighters, extractor fan, tiled floor, chrome effect heated towel rail.

Outside:

The property enjoys a rear courtyard garden, with a paved patio and gravel/slate chipping borders, and an area laid to artificial grass. There is an outside tap and double power point, recently fitted fencing and a feature wisteria. A side gate gives access to a right of way across the two neighbouring properties; the property also has its own brick-built store.



Local Authority Ashford Borough Council
Council Tax Band C
EPC Rating E



Ground Floor
 Approx. 31.3 sq. metres (337.4 sq. feet)



First Floor
 Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 62.7 sq. metres (674.8 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.
 Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.