



12 Danemore Beachy Path

Tenterden TN30 6RS

OFFERS OVER £325,000

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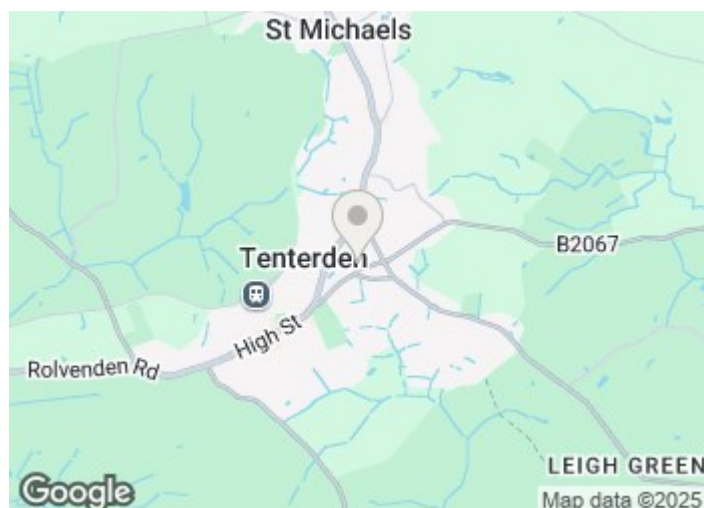
- IMMACULATE VICTORIAN COTTAGE
- TWO BEDROOMS
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRETTY REAR GARDEN
- SEPARATE BRICK UTILITY ROOM
- WALKING DISTANCE TO TENTERDEN TOWN

Jago and Jago are pleased to offer this immaculate two bedroom, end of terrace Victorian cottage in a sought after location, within walking distance of Tenterden High Street and all its amenities.

This exceptionally pretty cottage has been modernised throughout. On the ground floor there is a cosy living room with gas fire which leads into a modern fitted kitchen/ dining area with a range of floor and wall units and integrated appliances as well as space for a dining table and chairs. The stable door opens out onto the rear garden.

The stairs from the living room lead up to the first floor where you will find a spacious double bedroom with original fireplace and built in wardrobe. There is also a bathroom with white suite and shower over the bath. There are two other storage cupboards on the landing. There is a further set of stairs which lead up to the second floor and another generous bedroom with built in wardrobe.

To the front of the property there is a low maintenance paved garden with picket fence. There is a gate to the side providing access to the rear garden which is mostly laid to lawn with pretty borders full of plants and shrubs. There is a small patio area directly outside the kitchen. The property also benefits from a brick outbuilding currently used as a utility room which houses a sink and washing machine.



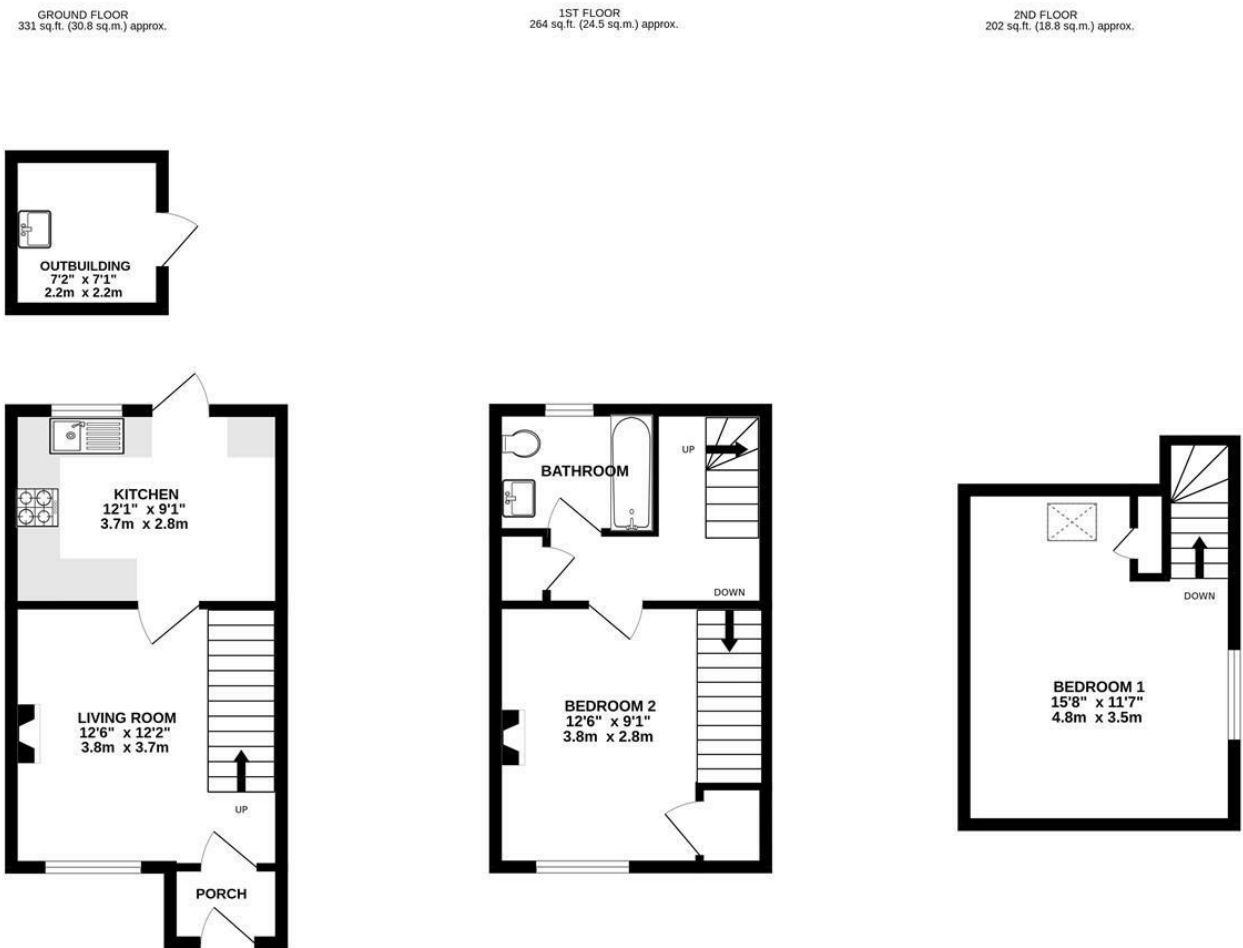
Directions

From Tenterden High Street proceed over the lights towards St Michaels. Take the right turning just after onto Oaks Road, take the left turning onto Golden Square and the first left onto Danemore, The house can be found a short way up on the right.





Floor Plan



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC