



Connells

Apple Tree Cottage Cross Roads
East Stour GILLINGHAM



Property Description

Offered with no onwads chain this two bedroom character cottage offers a living room, kitchen with wall and base units with ample storage for convenience, a conservatory to host family and friends and the family bathroom. On the first floor the property benefits from two double bedrooms. The property is being sold with a favourable, private enclosed rear garden that is predominantly laid to lawn with a patio area perfect for pots and alfresco dining. The property is located in the thriving village of East Stour that offers an array of amenities and local walks to enjoy. Please contact Connells now to arrange a viewing to avoid missing out!

Entrance Hall

The entrance to the property offers access to the sitting room and the bathroom. The hall houses the stairs allowing access to the first floor.

Sitting Room

13' 3" x 12' (4.04m x 3.66m)

The sitting room has a double glazed window to the front of the property. It houses two radiators and has a beautiful open fire place. There is a TV point as well as a door to the conservatory room and the kitchen. The sitting room has stone tiled flooring character beams along the ceiling.

Dining Room / Conservatory

19' 5" x 11' 4" (5.92m x 3.45m)

In the dining room / Conservatory there is a double glazed window to the rear of the property and a double glazed window to the side of the property. The area has double glazed doors offering access to the private enclosed rear garden. The conservatory has tiled flooring and houses a radiator.

Kitchen

15' 1" x 8' (4.60m x 2.44m)

The fitted kitchen has a double glazed window to the side of the property and a double glazed door to the rear of the property. There is both wall and base units for storage, an electric oven, a gas hob and an extractor fan. The kitchen houses a fridge and there is an integrated utility space with a washing machine. The kitchen has a one and a half bowl stainless steel sink. The kitchen houses a radiator. The kitchen has a door which offers access to the rear garden.



Bathroom

The bathroom is on the ground floor of the property and can be accessed via the entrance hall. The bathroom has a bath and an overhead shower, a WC and a wash hand basin. The bathroom also offers medicine cabinet used as storage space and an extractor fan as well as housing a radiator. The room has ceiling spotlights and tiled flooring.

Bedroom 1

8' 7" x 11' 11" (2.62m x 3.63m)

The first bedroom has a double glazed window to the rear of the property. It has a built in work desk and houses a radiator. The bedroom has a loft hatch allowing access via the room. The bedroom has a decorative fireplace and mantelpiece. This bedroom has a ceiling light and has carpeted flooring.

Bedroom 2

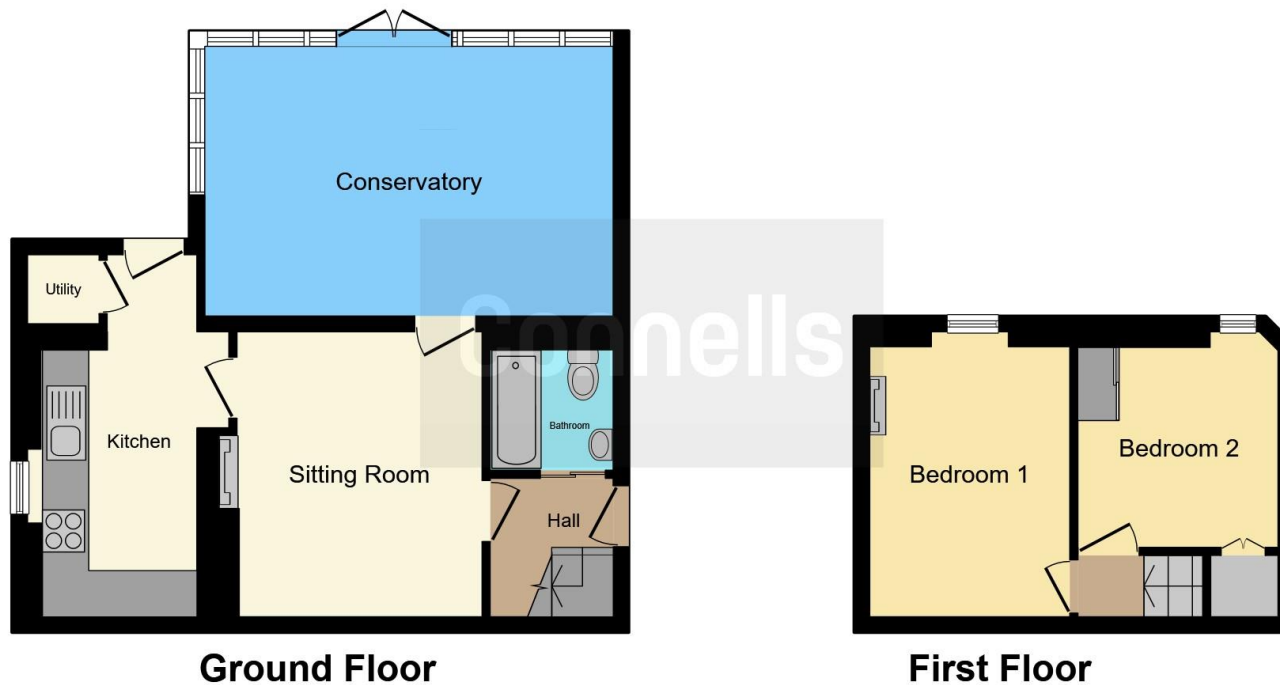
8' 5" x 9' 1" (2.57m x 2.77m)

The second bedroom has a double glazed window to the rear of the property. The room has built in storage which allows for more free space in the room. There is a TV point and a radiator. This bedroom has a ceiling light and has carpeted flooring.

Garden

The beautiful garden is patio to lawn when outside the conservatory room. There is a large lawn space and the garden also offers a shed.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

view this property online [connells.co.uk/Property/GIL305506](https://www.connells.co.uk/Property/GIL305506)

Tenure: Freehold



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