

**RUSH
WITT &
WILSON**



**73 High Street, Tenterden, Kent TN30 6BB
Offers In The Region Of £550,000**

Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this most attractive (un-listed) Victorian end of terrace home with detached double garage occupying a highly sought location along the picturesque tree lined High Street of Tenterden.

The well-proportioned accommodation of this elegant home requires complete modernisation/ refurbishment through-out and comprising of an entrance hallway with access to a cellar, living room with feature fireplace and bay window overlooking the High Street, dining room and kitchen on the ground floor. On the first floor are three bedrooms, the family bathroom and a sperate cloakroom. Outside the property benefits from a delightful walled rear garden and detached double garage, abutting the rear of the property is a full width lean-to with outside W.C and two attached garden stores. Offered to the market CHAIN FREE.

Having been owned by the current owner for over 45 years, properties in the heart of the town with double garages are rarely available and as the vendor's sole agents would advise early inspection to fully appreciate the merits of this unique home. For further information and to arrange a viewing please call our Tenterden office.



Lower Ground Floor

Cellar

12'8 x 11'1 (3.86m x 3.38m)

Accessed via a wooden staircase descending from the entrance hallway with generous head height, exposed brick walls and flooring.

Ground Floor

Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor, radiator and doors to:

Living Room

12'8 max x 14'7 (3.86m max x 4.45m)

With attractive bay window to the front elevation enjoying views over the High Street, feature fireplace and radiator.

Kitchen

11'0 x 8'11 (3.35m x 2.72m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drainage unit and tiled splash-backs, space and point for electric cooker, space and plumbing for washing machine, space and point for low level fridge, radiator, quarry tiled flooring, wall mounted gas fired boiler, window to the rear elevation and part glazed door allowing access through to the lean-to/garden. Further door to:

Dining Room

15'0 max x 11'8 (4.57m max x 3.56m)

With window to the rear elevation overlooking the garden, feature fireplace, full height fitted storage cupboards, radiator and door to the entrance hallway.

Lean-to

Being partly open to the garden with a range of fitted windows, UPVC door to the side opening onto Highbury Lane, a useful garden store and door to:

W.C

With low level W.C.

First Floor

Landing

Being part galleried with stairs rising from the entrance hallway, window to the front elevation enjoying delightful views over the High Street, radiator, fitted airing cupboard housing insulated hot water tank and doors to:

Bedroom 1

14'7 x 12'8 max (4.45m x 3.86m max)

Being double aspect with windows to the side and front elevations, the latter enjoying delightful views over the High Street, radiator.

Bedroom 2

10'11 x 7'9 (3.33m x 2.36m)

With window to the rear elevation, small fitted wardrobe and radiator.

Bedroom 3

9'10 x 8'8 (3.00m x 2.64m)

With window to the rear elevation and radiator.

Bathroom

Fitted with a panelled bath with mixer tap and shower over, wash-hand basin, part tiled walls and obscured glazed window to the side elevation.

Cloakroom

Fitted with a low level W.C, obscured glazed window to the rear elevation.

Outside

Gardens

To the front is a small area of garden with low level railings to the front and side boundary, a pathway proceeds to the front door with an area of lawn to one side bordered with a selection of beds planted with a mixture of seasonal flowers.

The delight walled rear garden is predominantly laid to lawn being bordered on both sides with well stocked beds planted with a selection of roses, shrubs and seasonal flowers, there is a useful brick built garden store and door allowing access to the garage at the end of the garden.

Double Garage

18'1 x 16'9 (5.51m x 5.11m)

With two up and over doors to the side elevation, part glazed personal door allowing access through to the rear garden, light and power connected.

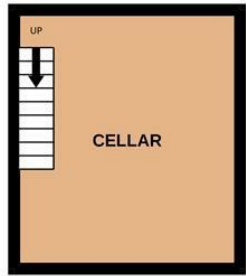
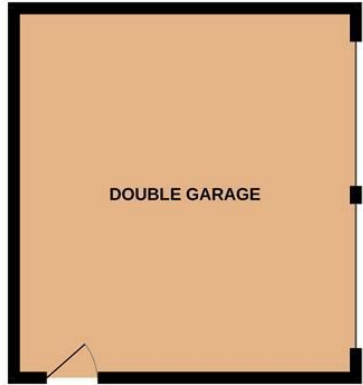
Agent Note

Council Tax Band: F

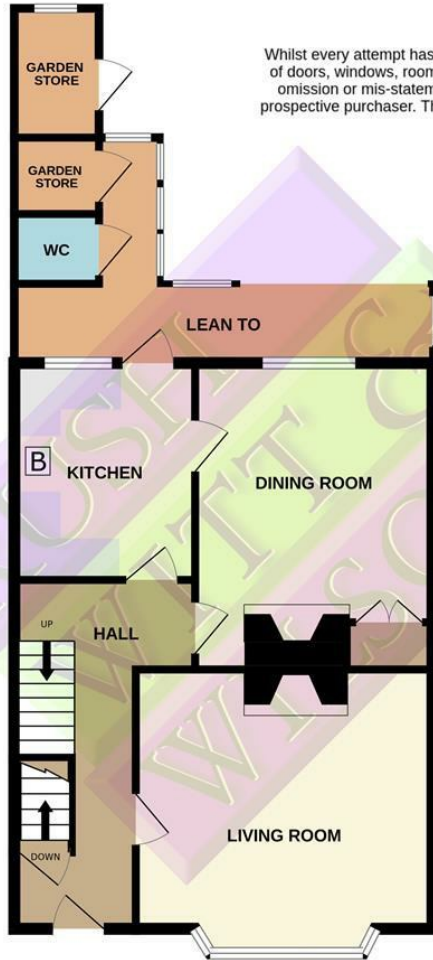
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned 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.



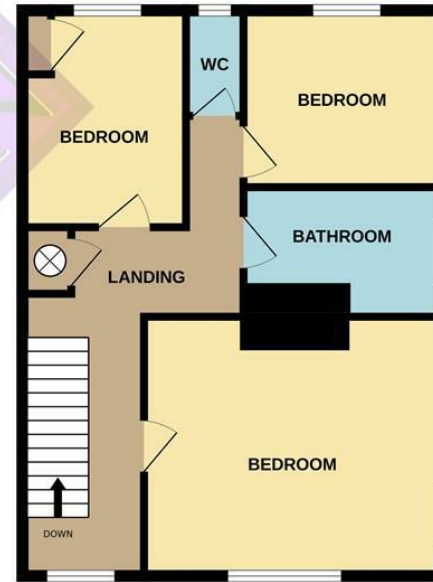


BASEMENT



GROUND FLOOR

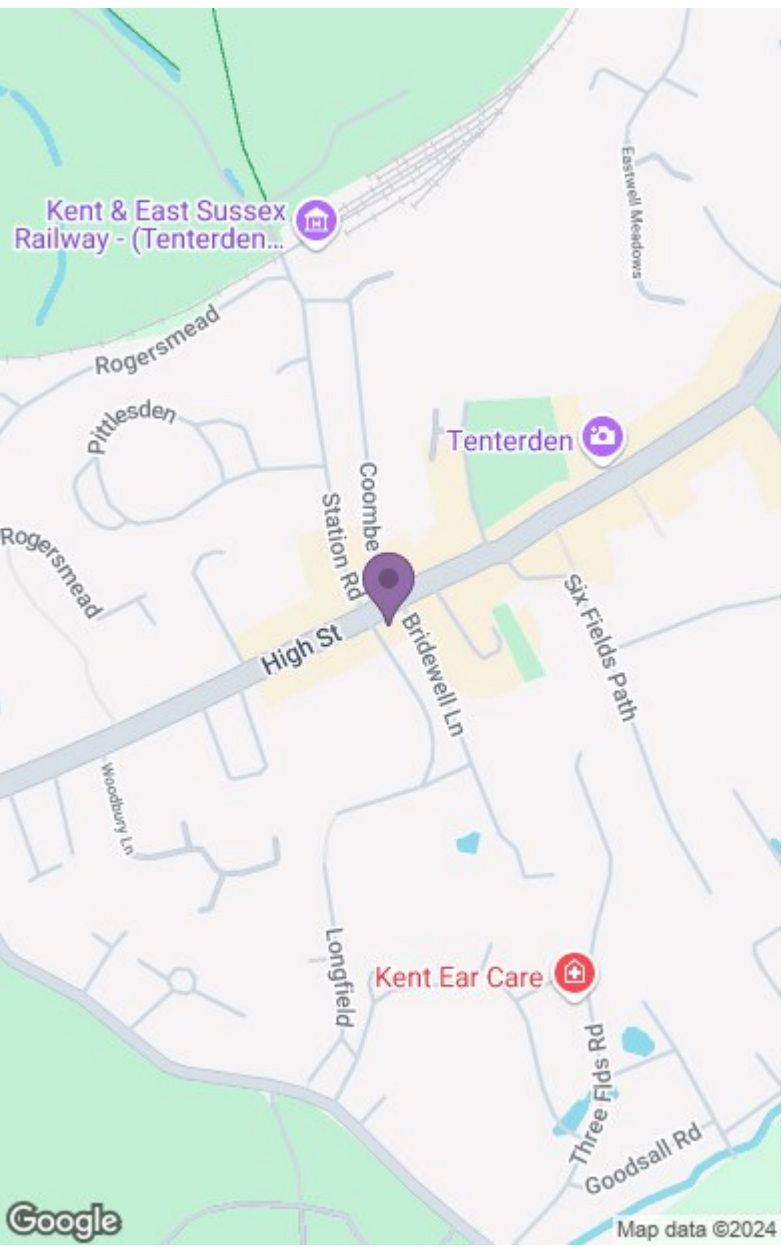
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	81		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 points) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**94 High Street
Tenterden
Kent
TN30 6JB
Tel: 01580 762927
tenterden@rushwittwilson.co.uk
www.rushwittwilson.co.uk**