

**RUSH  
WITT &  
WILSON**



**19 Priory Way, Tenterden, TN30 7BX  
Offers In The Region Of £300,000**

Rush Witt & Wilson are pleased to offer this well presented end of terrace home situated within walking distance of Tenterden High Street.

The accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, kitchen and living/dining room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from driveway parking and an enclosed rear garden.

For further information and to arrange a viewing please call our Tenterden office on 01580762927.

#### **Entrance Hallway**

With part glazed entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator and doors to:

#### **Cloakroom**

Fitted with a low level W.C and wall mounted wash-hand basin with tiled splashback, radiator, obscured glazed window to the front elevation and fitted shoe/storage cupboard.

#### **Kitchen**

11'4 x 9'5 (3.45m x 2.87m)  
Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splashback and inset stainless steel sink/drainer unit, inset four burner gas hob with integrated oven beneath and extractor canopy above, integrated fridge/freezer, integrated dishwasher, integrated washing machine, wall mounted gas fired boiler, wood effect flooring, window to the front elevation and archway through to:

#### **Living/Dining Room**

20'6 x 10'8 (6.25m x 3.25m)

With window to the rear elevation and part glazed door allowing access through to the garden, space for table and chairs, wood effect flooring and two radiators.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, high level fitted storage cupboard, access to loft space and doors to:

##### **Bedroom 1**

11'2 x 10'11 max (3.40m x 3.33m max)

With window to the rear elevation, range of fitted wardrobes with sliding doors and radiator.

##### **Bedroom 2**

14'0 x 9'2 (4.27m x 2.79m)

With window to the rear elevation and radiator.

##### **Bedroom 3**

8'5 x 7'6 (2.57m x 2.29m )

With window to the front elevation and radiator.

#### **Family Bathroom**

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin and panelled bath with shower over, part tiled walls, stainless steel heated towel rail, fitted airing cupboard housing insulated hot water tank and obscured glazed window to the front elevation.

#### **Outside**

##### **Garden**

To the front an area of hard standing providing off road parking for one car with an area of paved garden enclosed with picket fencing giving access to the front

door and two useful storage cupboards.

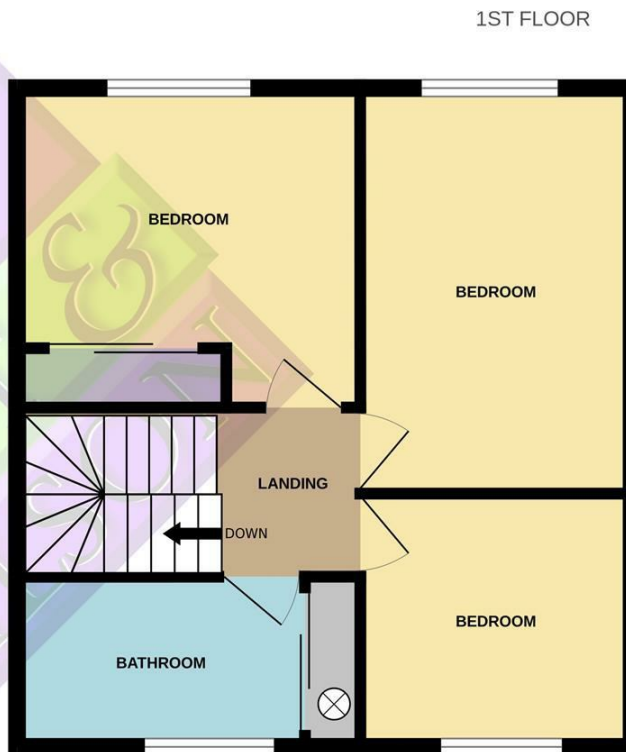
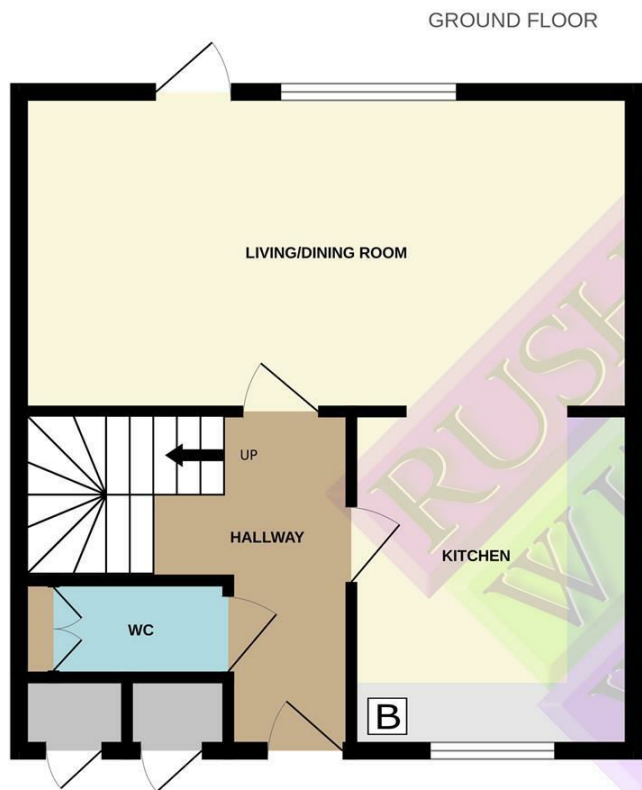
The rear garden is predominantly laid to lawn being bordered with a selection of shrubs/trees and a paved patio area abutting the rear of the property offering a space for outside dining/entertaining.

#### **Agent Note**

Council Tax Band: C

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(02 plus) <b>A</b>	
(81-91) <b>B</b>		(01-01) <b>B</b>	
(69-80) <b>C</b>		(00-00) <b>C</b>	
(55-68) <b>D</b>		(05-04) <b>D</b>	
(39-54) <b>E</b>		(03-04) <b>E</b>	
(21-38) <b>F</b>		(01-03) <b>F</b>	
(1-20) <b>G</b>		(1-00) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>84</b>	<b>64</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

