

**RUSH
WITT &
WILSON**



**2 Six Fields Path, Tenterden, Kent TN30 6EX
Offers In The Region Of £425,000**

Rush Witt & Wilson are pleased to offer this attractive mid-terrace home occupying a highly convenient lane location tucked off Tenterden High Street, overlooking the towns allotments to the front.

Constructed in 2020, this impressive home has been finished to a high standard through-out and offers generous accommodation arranged over two floors. Comprising of an entrance hallway, cloakroom, fitted kitchen and living/dining room with direct access to the garden on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and family bathroom. Outside the property offers an allocated parking space and a private westerly facing rear garden.

Occupying a highly desirable position just 150 yards from the High Street, an internal inspection of this impressive home is highly recommended. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

Entrance door with window over to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, Amtico flooring and connecting doors to:

Cloakroom/WC

Fitted with a white suite comprising low level w/c, wall mounted wash-hand basin, Amtico flooring and radiator

Kitchen

10'5 x 7'0 (3.18m x 2.13m)

Fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash-back and inset one and a half bowl stainless steel sink with side drainer, inset BOSCH induction hob with glass back plate and stainless steel extractor

canopy above, upright unit housing integrated NEFF double oven, integrated NEFF fridge/freezer, integrated NEFF dishwasher, integrated NEFF washer dryer, recessed ceiling spot lights, window to the front elevation, radiator and Amtico flooring.

Living/Dining Room

16'0 x 14'0 (4.88m x 4.27m)

Double doors to the rear elevation allowing access to the garden, glazed door from the entrance hallway and radiator.

First Floor

Landing

Fitted shelved storage cupboard, airing cupboard housing wall mounted gas fired boiler, access to loft space and connecting doors to:

Bedroom One

12'8 max x 10'8 max (3.86m max x 3.25m max)

Two windows to the rear elevation, fitted double wardrobe with mirrored sliding doors, radiator and door to:

En-Suite Shower Room

Fitted with a contemporary suite comprising low level w/c with concealed cistern, wall mounted wash-hand basin, large shower cubicle with fitted glass sliding door, heated towel rail, fitted mirror, part tiled walls and tiled flooring.

Bedroom Two

14'10 max x 8'11 max (4.52m max x 2.72m max)

Two windows to the front elevation enjoying a pleasant outlook over the town allotments, fitted wardrobe and radiator.

Bedroom Three

9'1 x 8'7 (2.77m x 2.62m)

Window to the rear elevation and radiator.

Bathroom

Fitted with a contemporary suite comprising low level w/c with concealed cistern, wall mounted wash-hand basin, panelled bath with mixer tap, shower above and fitted screen, heated towel rail, fully tiled walls, tiled flooring and fitted mirror.

Outside

Garden/Allocated Parking Space

The rear garden offers a paved patio area abutting the rear of the house offering a private space and outside dining/entertaining with leads to a gravelled area with small feature pond bordered with a range of beds planted with a range of shrubs/seasonal flowers, there is also a large timber garden store and gated side access. To the rear of the property is one allocated parking space with visitors parking available along Three Fields Road.

Agents Note

Council Tax Band: E

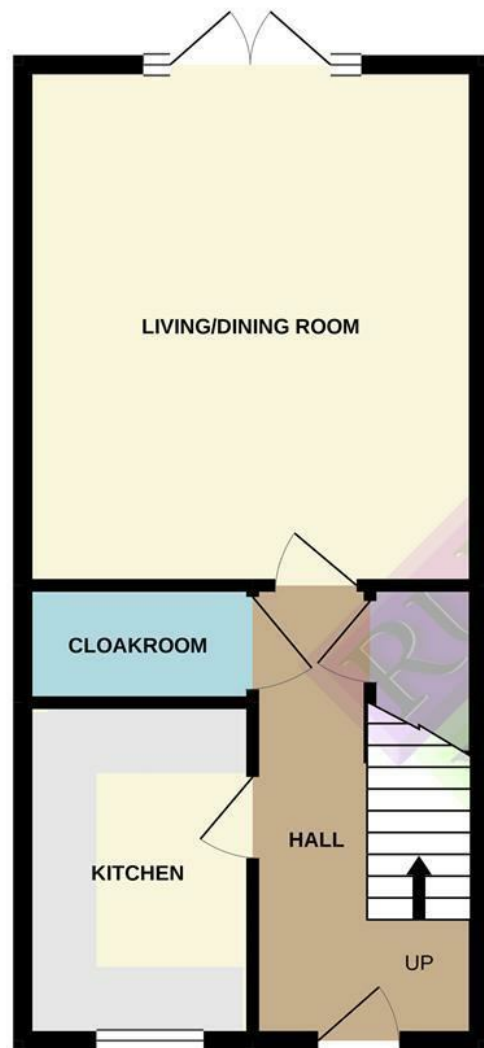
Please note there is monthly maintenance charge of circa £32.00 (tbv) which covers the upkeep of all the communal areas.

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.

GROUND FLOOR

1ST 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	95
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

