



Sparkeswood Avenue, Kent, TN17 4LU

£325,000



GUIDE PRICE OF £325,000 - £350,000. A three bedroom semi-detached family home with generous rear garden, spacious living/dining room and modern kitchen, situated in the popular village of Rolvenden.

The accommodation offers entrance hall with stairs to first floor and doorways leading to the spacious living/dining room with log burning stove and a modern kitchen fitted with a range of high gloss wall and base units.

The first floor offers three good sized bedrooms and a family bathroom.

The property benefits from a generous enclosed rear garden which is mainly laid to lawn with mature shrubs and a decked area.

The property is situated within the heart of the village of Rolvenden which provide local amenities including a post office, general store and well-regarded pubs. A little further away are the towns of Cranbrook and Tenterden with their picturesque High Streets offering a wider range of quality shops, restaurants, banks, supermarkets and a leisure centre at Tenterden. A more comprehensive range of facilities is available in Tunbridge Wells, Maidstone and Ashford and there is a varied choice of state and private schools in the area.

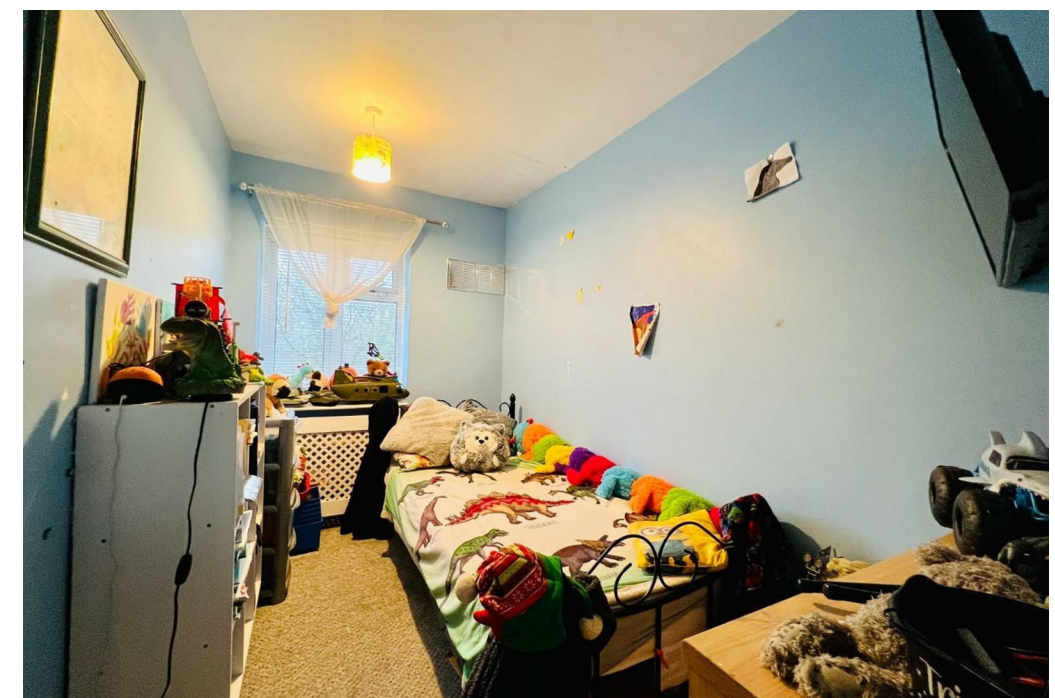
Tenure - Freehold

Services – Mains Water, Sewerage, Gas and Electricity

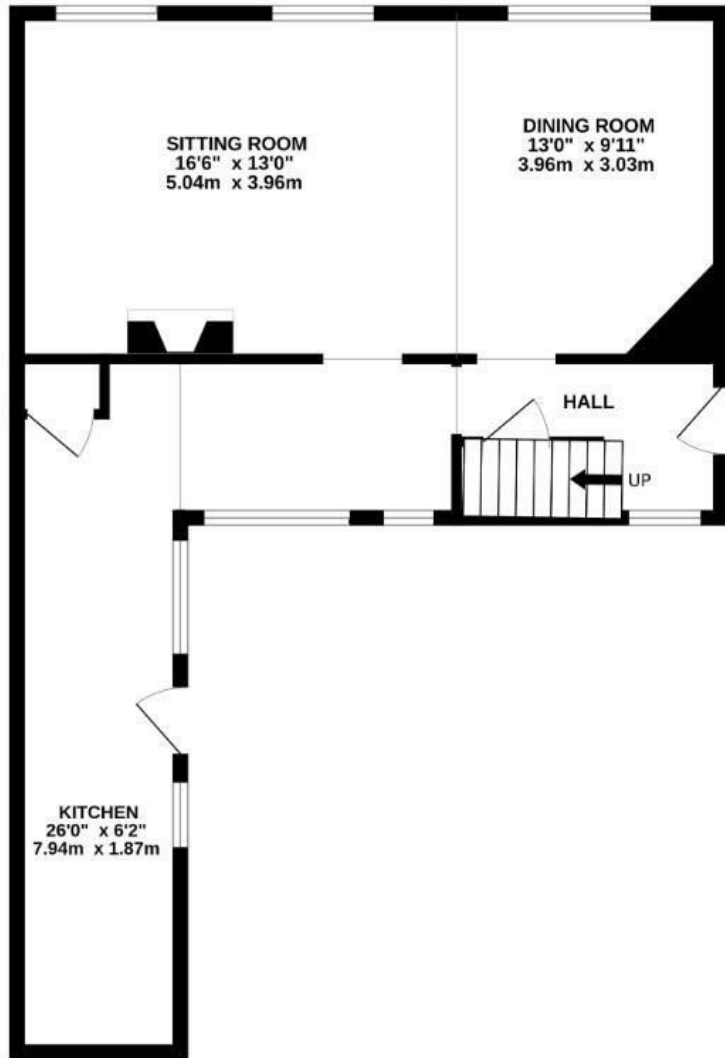
Broadband – Average Broadband Speed 16mb – 1000mb

Mobile Phone Coverage – Okay – Good

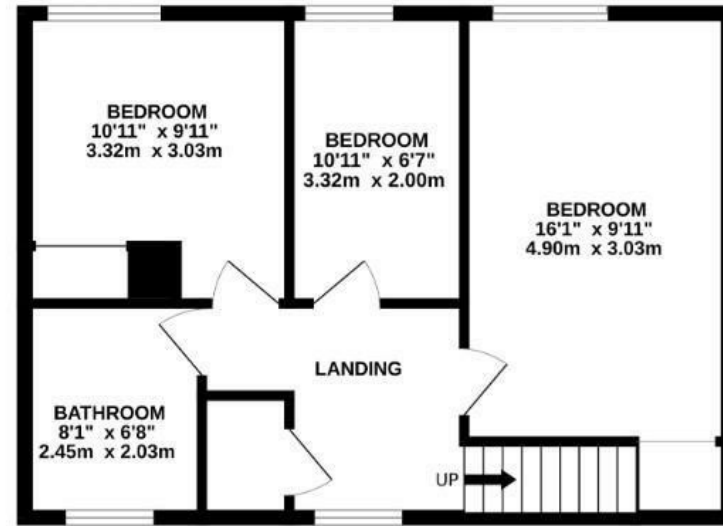
Flood Risk – Very Low



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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Tenure: Freehold
Council Tax Band: C

- THREE BEDROOM SEMI DETACHED
- GENEROUS GARDEN
- SOUGHT AFTER VILLAGE
- OPEN PLAN LIVING/DINING ROOM
- MODERN KITCHEN
- CLOSE TO LOCAL PRIMARY SCHOOL
- EPC RATING TBC
- COUNCIL TAX BAND C'

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.