



25 Priory Way,
Tenterden, TN30 7BX

Asking Price £300,000



A well-presented two-bedroom mid terrace property with conservatory, two double bedrooms and an enclosed rear garden, situated in a quiet cul-de-sac within easy access to the local primary and secondary schools and the tree lined high street of Tenterden.

The deceptively spacious accommodation offers entrance hall with downstairs cloakroom, stairs to first floor and doorway leading to the kitchen/dining room, fitted with a range of wall and base units with integrated double oven, breakfast bar and space for appliances, with doorway through to the bright sitting room featuring sliding doors through to the conservatory.

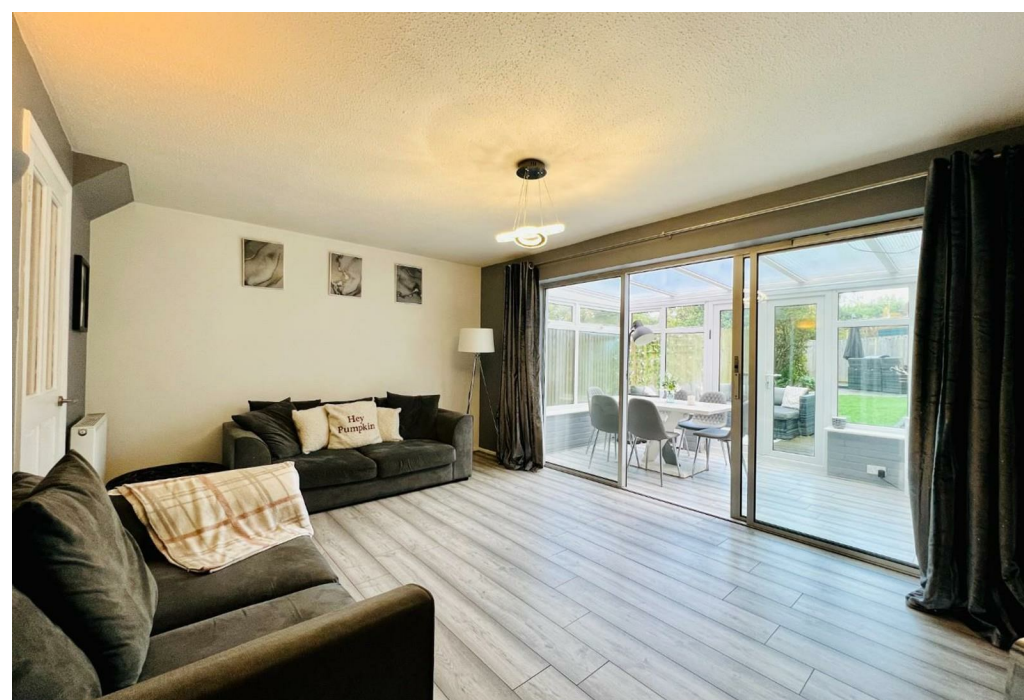
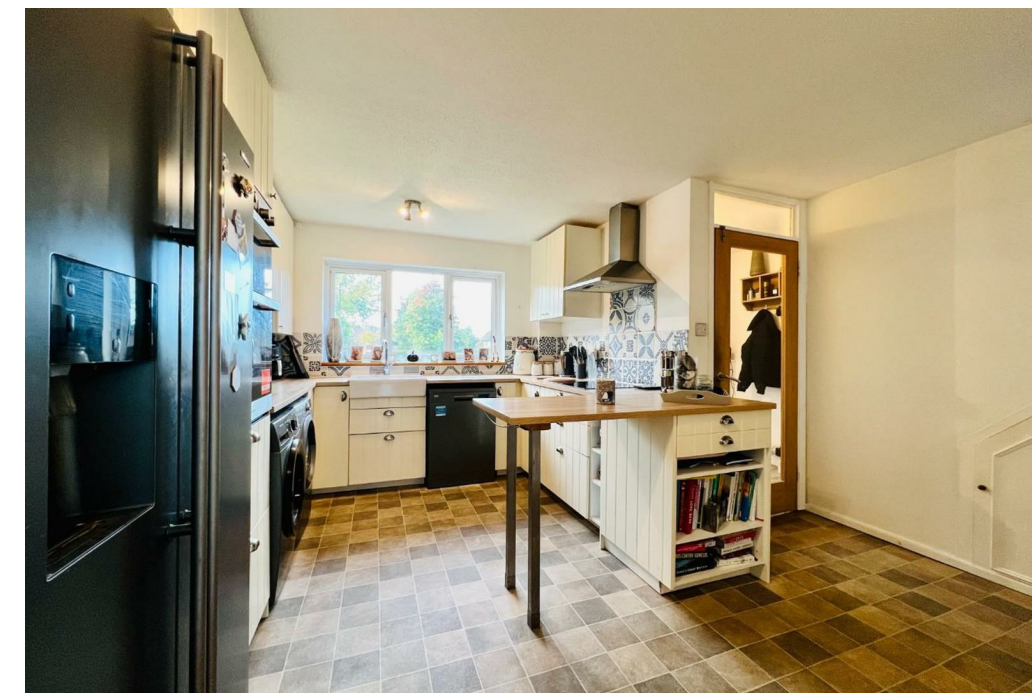
The first floor offers two double bedrooms, both with fitted cupboards and a modern family bathroom with suite comprising of bath with shower above, sink with vanity beneath, WC and heated towel radiator.

Externally the property has a front garden with picket fence border and an enclosed rear garden. The rear garden has been landscaped by the current owners and offers a decking area and further patio area with lawn set between, both ideal spaces for entertaining. To the rear of the garden is a large shed/workshop with power and gated rear access. In addition, there is off street parking bays for the residents.

The property is situated a short walk from the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. It is also ideally situated for a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school.

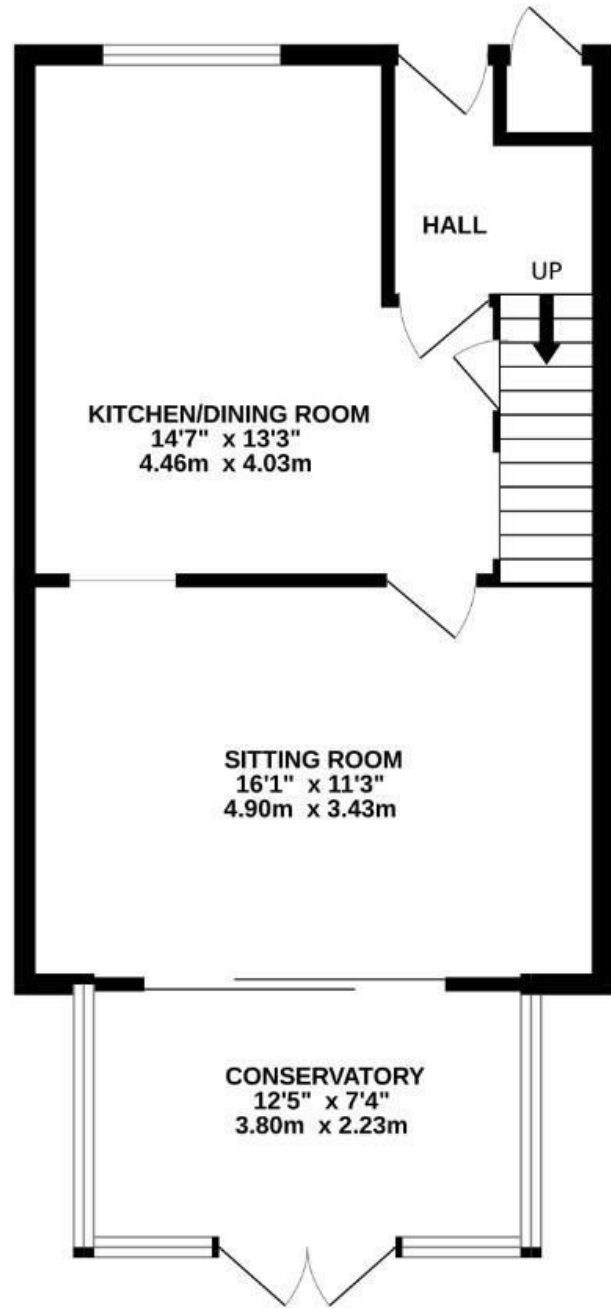
The property is within easy access two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn or Ashford International and the high-speed service to London St Pancras (a journey of approx. 37 minutes) and is just a 20-30 minute drive to the coast and the Eurotunnel.

Tenure – Freehold
Services – Mains Water, Sewerage, Gas and Electricity
Heating – Gas Central Heating
Broadband – Average Broadband Speed 15mb – 1000mb
Mobile Phone Coverage – Good
Flood Risk – Very Low

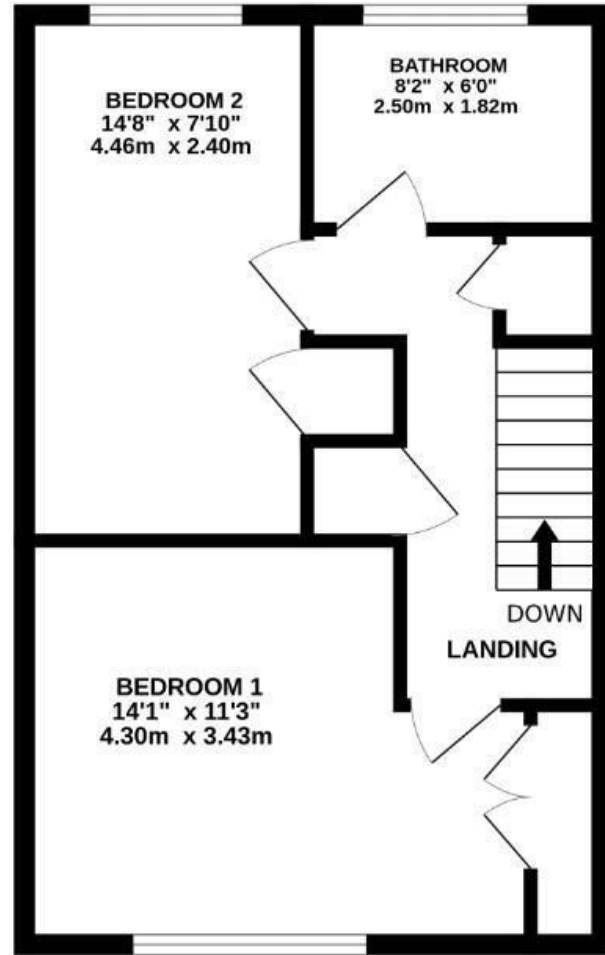




GROUND FLOOR



1ST FLOOR



Tenure: Freehold
Council Tax Band: C

- TWO BEDROOM MID TERRACE HOME
- MODERN KITCHEN/DINING ROOM
- SITTING ROOM & CONSERVATORY
- GROUND FLOOR CLOAKROOM
- ENCLOSED REAR GARDEN
- MAINS GAS CENTRAL HEATING
- COUNCIL TAX BAND C
- EPC RATING C

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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.