



53 Rogersmead,
Tenterden, TN30 6LF

Asking £400,000



Conveniently located three-bedroom end of terrace home offering a spacious sitting/dining room, modern shower room, private rear garden and allocated parking, positioned a short walk from the tree lined high street of Tenterden.

The accommodation offers entrance hall with ground floor cloakroom and understairs storage and doorways leading to the kitchen and the spacious sitting/dining room with glazed door out to the rear garden.

Stairs lead up to the first floor offering the master bedroom, a second double bedroom and a single bedroom, all with built in wardrobes.

Externally the rear garden features paving and gravel areas with planting and timber fenced boundaries with gate offering side access. To the front the property is also hard landscaped with steps and path to front door. The property also benefits from a single garage and an allocated parking space nearby.

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.

This home occupies a popular location just off the High Street and is 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 of two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles), where Eurostar trains depart for the continent, as well as the high-speed service to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Tenure - Freehold

Services – Mains electricity, water, drainage and gas central heating.

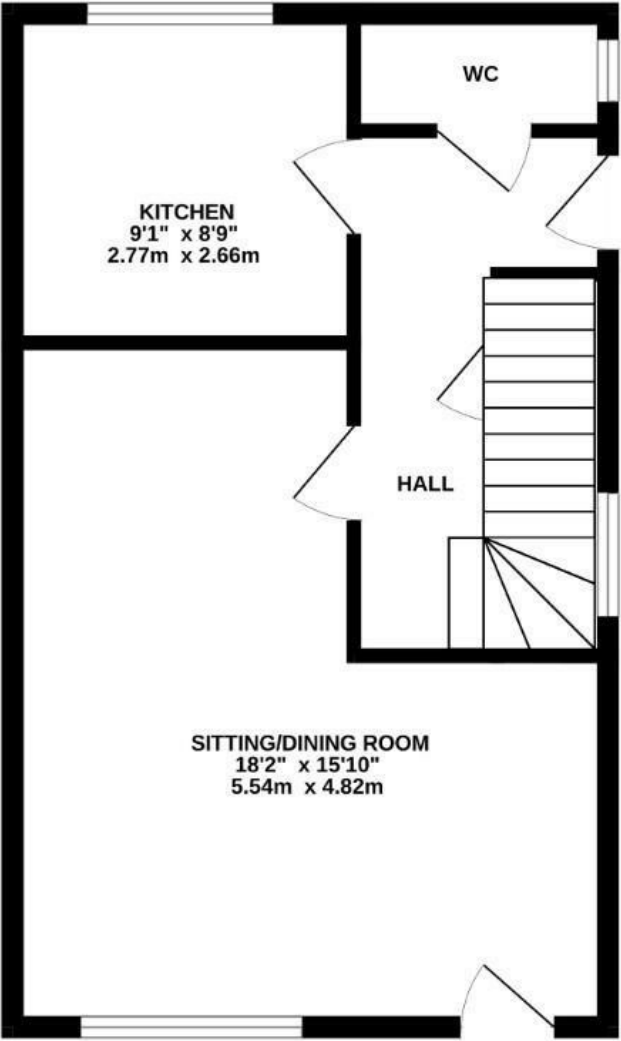
Broadband – Average Broadband Speed 16mb – 46mb

Mobile Phone Coverage – Okay – Good

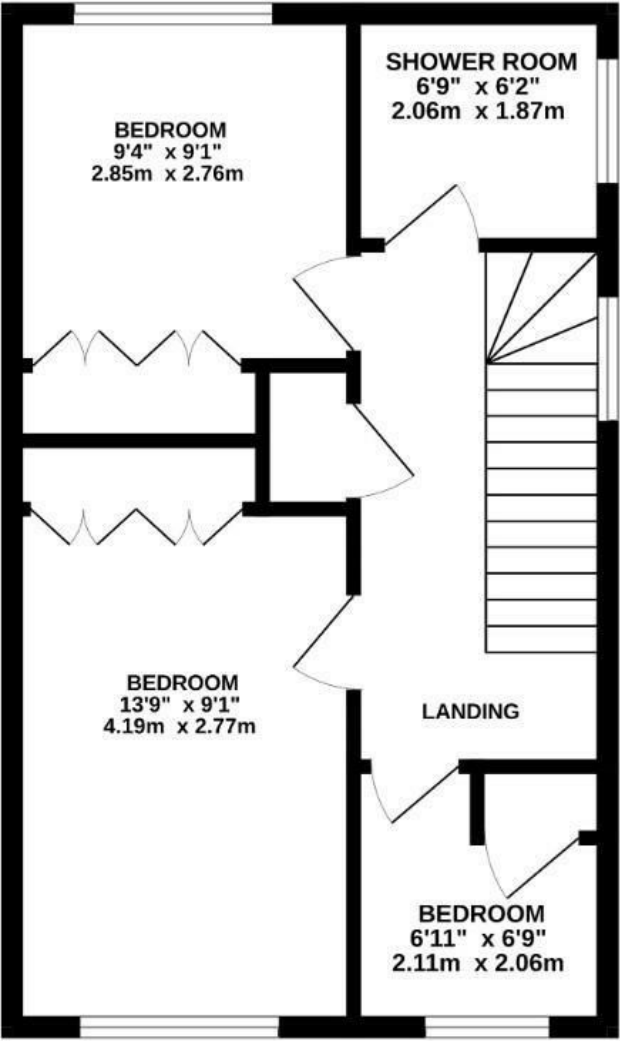
Flood Risk – Very Low



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: D

- THREE BEDROOM END OF TERRACE HOME
- GARAGE AND OFF ROAD PARKING
- PRIVATE REAR GARDEN
- MODERN SHOWER ROOM
- CONVENIENT LOCATION
- LOCATED JUST OFF THE HIGH STREET
- COUNCIL TAX BAND D
- EPC RATING TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.