

PRICE

£349000

Freehold



**4 BED EXTENDED END TERRACE HOUSE WITH  
SEPARATE ANNEXE SITUATED IN A RURAL  
POSITION WITH LOVELY VIEWS OVER FIELDS  
TO SIDE AND FRONT!**

**Warden Road, Eastchurch  
ME12 4HA**

*\*Scan 3d code for more pics & info!*





GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

**Why not escape to the country with this cozy 3/4-bedroom end terraced cottage with separate self contained 2 bed annex, situated on a quiet rural lane overlooking farmland to front toward the sea. The property offers a wealth of charm and benefits from a cast iron log burner in the lounge to take the chill off the impending shorter evenings. The rest of the property benefits from oil fired central heating and uPVC double glazing which enhances the cozy nature of the property. There's a modern oak fitted kitchen, separate lounge and sitting rooms and a modern bathroom plus separate shower room, so you'll not miss out on any modern features either. Outside there is ample off-street parking to front and an established lawn garden with picket fence overlooking the views to front. To the side is a timber framed annex with its own fitted kitchen, 2 bedrooms and shower room, perfect for guests or larger families. Finally, there's a couple of timber sheds and further space to create a useable garden. Sound intriguing? Then why not call Mark or Craig to book your escorted viewing.**

**MONEY LAUNDERING REGULATIONS 2007:** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule** has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.