



1 St Michaels Cottages Grange Road, St Michaels, Tenterden, TN30 6DL

Price £275,000

GOULD
HARRISON

Deceptively spacious period cottage with two double bedrooms, inglenook fireplace, modern fitted kitchen and small sunny rear courtyard garden, dating from about 1800 with some original features.

Situated in the centre of St Michaels close to local shops and schools.

Tenterden High Street is about a mile away.



UPVC double glazed Front Door to:

Dining Room 10'1 x 9'3 (3.07m x 2.82m)
With built in storage cupboard.

Sitting Room 16'3 x 11'1 (4.95m x 3.38m)

Double aspect, terracotta tiled floor, staircase to first floor with under stairs storage cupboard, inglenook style brick fireplace with fitted wood burning stove.

Kitchen 10'2 x 8'1 (3.10m x 2.46m)

Window to rear overlooking courtyard garden, UPVC door to rear, porcelain sink unit, range of modern wood effect worktops with drawers and cupboards under, wall cupboards, ceramic hob with extractor above, double oven, space and plumbing for appliances, built in storage cupboard, cupboard housing modern Worcester gas boiler for central heating and domestic hot water, quarry tiled floor.

First Floor:

Landing/Study Area 13'5 x 6'3 (4.09m x 1.91m)

Velux window to rear.

Bedroom One 11'9 x 10'0 (3.58m x 3.05m)
Window to front.

Bedroom Two 11'4 x 10'0 (3.45m x 3.05m)
Access to loft space, window to front.

Bathroom 8'6 x 6'6 (2.59m x 1.98m)

White roll top bath with chrome mixer tap and shower attachment, pedestal wash hand basin, shaver point, low level WC, tiled floor and local wall tiling, Velux window to rear.

Outside

Small enclosed courtyard garden enjoying a sunny aspect.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: B.

