



7 The Terrace, Maidstone Road, Hadlow, Tonbridge, Kent,
TN11 0DL

Guide Price £360,000 - £380,000

**Waghorn
&
Company**

Independent Estate Agents

*** 3 Bedroom Mid Terrace Cottage * 2 Reception Rooms * Convenient Village Location *
Pretty Wall Enclosed Rear Garden * EPC Rating E / Council Tax Band C - £2,007.60 P.A. *
Viewing Recommended ***

Waghorn & Company are delighted to offer for sale this well presented, mid terrace cottage located in the beautiful village of Hadlow. The property offers good size accommodation and is situated just a short walk of local shops and bus routes. An early viewing is highly recommended.

Entrance

Part glazed door to entrance porch.

Entrance Porch

Double glazed window to side and door to sitting room.

Sitting Room

Double glazed window to front, Built in storage cupboards, feature fireplace, door to dining room and radiator.

Dining Room

Window to rear with fitted blinds, stairs to first floor landing with a under stairs storage cupboard, door to kitchen and radiator.

Kitchen

Double glazed window to side, wall mounted gas boiler, tiled flooring and ceramic wall tiling, one and a half bowl sink and drainer with cupboard under and a further range of matching base and wall units, space and plumbing for washing machine, space for free standing fridge freezer, inset four ring gas hob with extractor hood over and electric oven under, stable door to rear garden and a door to inner lobby.

Inner Lobby

Doors to cloakroom and shower room.

Cloakroom

Double glazed Frosted window to side, low level w/c with concealed system, tiled flooring, ceramic wall tiling and inset spotlights.

Shower Room

Double glazed frosted window to rear, walk in shower cubicle, inset spotlights, hand wash basin set within vanity unit, splash back tiling, tiled flooring and heated towel rail.

First Floor Landing

Doors to bedrooms.

Bedroom 1

Double glazed window to front, selection of fitted wardrobes, feature cast iron fireplace and radiator.

Bedroom 2

Double glazed window to rear, fitted wardrobes, airing cupboard, stairs to second floor and radiator.





Second Floor

Straight into loft room.

loft room

Double glazed window to rear, eve storage cupboard, stripped wood flooring and radiator.

Rear Garden

To the rear of the property is a blocked paved patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing array of established shrubs, plants and bushes & timber summer house.

Tenure

Freehold



Energy Performance Certificate HM Government

7, The Terrace, Maidstone Road, TONBRIDGE, TN11 0DL

Dwelling type: Mid-terrace house Reference number: 9807-2859-7624-9005-2791
 Date of assessment: 01 December 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 01 December 2015 Total floor area: 74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 4,044
Over 3 years you could save		£ 1,893

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 147 over 3 years	
Heating	£ 3,180 over 3 years	£ 1,788 over 3 years	
Hot Water	£ 570 over 3 years	£ 216 over 3 years	
Totals	£ 4,044	£ 2,151	You could save £ 1,893 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 729
2 Cavity wall insulation	£500 - £1,500	£ 165
3 Internal or external wall insulation	£4,000 - £14,000	£ 120

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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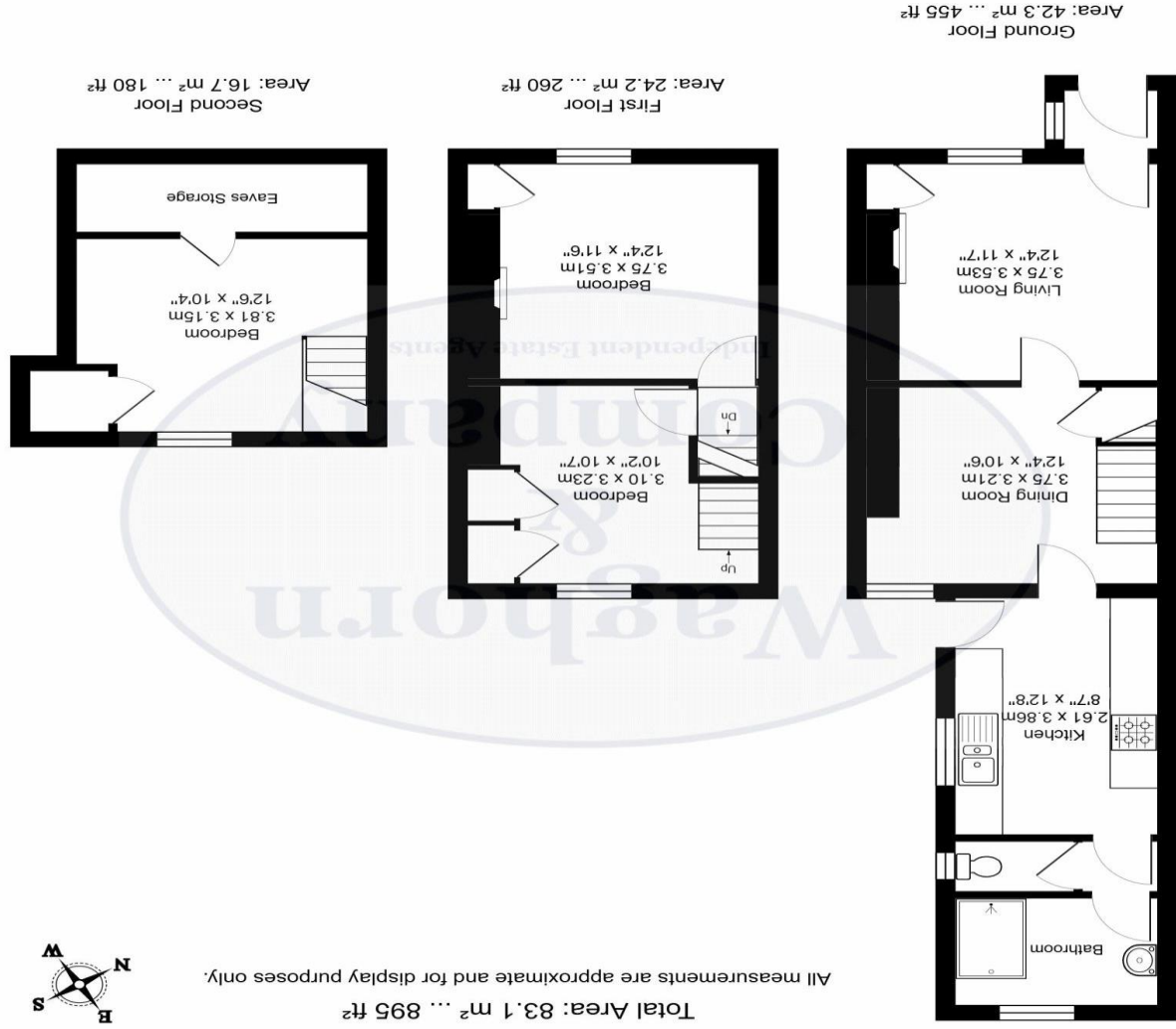
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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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All measurements are approximate and for display purposes only.

Total Area: 83.1 m² ... 895 ft²

