

The Street, Denton, CT4 6RD

Guide Price £185,000



## The Street

### Denton CT4 6RD

Unique opportunity to live in this cosy Grade II cottage.

Nestled in the charming village of Denton, this delightful Grade II listed terraced cottage offers a perfect blend of character and modern living. The property features two well-proportioned bedrooms, making it an ideal home for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and charm, perfect for relaxing or entertaining guests. The newly fitted bathroom and kitchen provide contemporary conveniences while respecting the cottage's historic character. The kitchen is designed to be both functional and stylish, making it a joy to prepare meals. Some areas have limited head height.

The two bedrooms are bright and airy, offering a tranquil space to unwind after a long day. The property also benefits from off-street parking, a valuable asset in this picturesque village setting.

Denton is known for its friendly community and beautiful surroundings, making it an excellent choice for those looking to enjoy a quieter lifestyle while still being within easy reach of local amenities. This charming cottage is a rare find, combining historical significance with modern comforts, and is sure to appeal to discerning buyers seeking a unique home in a desirable location. Don't miss the opportunity to make this enchanting property your own.

All viewings are strictly by appointment only.  
Council Tax band B - Dover District Council  
Standard broadband 14 Mbps 1 Mbps is available  
Mobile indoor EE, O2 and Three limited  
Outdoor - EE O2 Three and Vodafone - Likely

#### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





## Ground Floor

### Entrance Hall

6'8" x 12'6" (2.051 x 3.813)

### Utility Area

4'5" x 8'6" (1.357 x 2.600)

### Kitchen

7'5" x 6'11" (2.268 x 2.129)

### Living Room

11'1" x 12'0" (3.396 x 3.658)

## First Floor

### Bedroom 1

11'1" x 8'8" (3.396 x 2.658)

### Bedroom 2

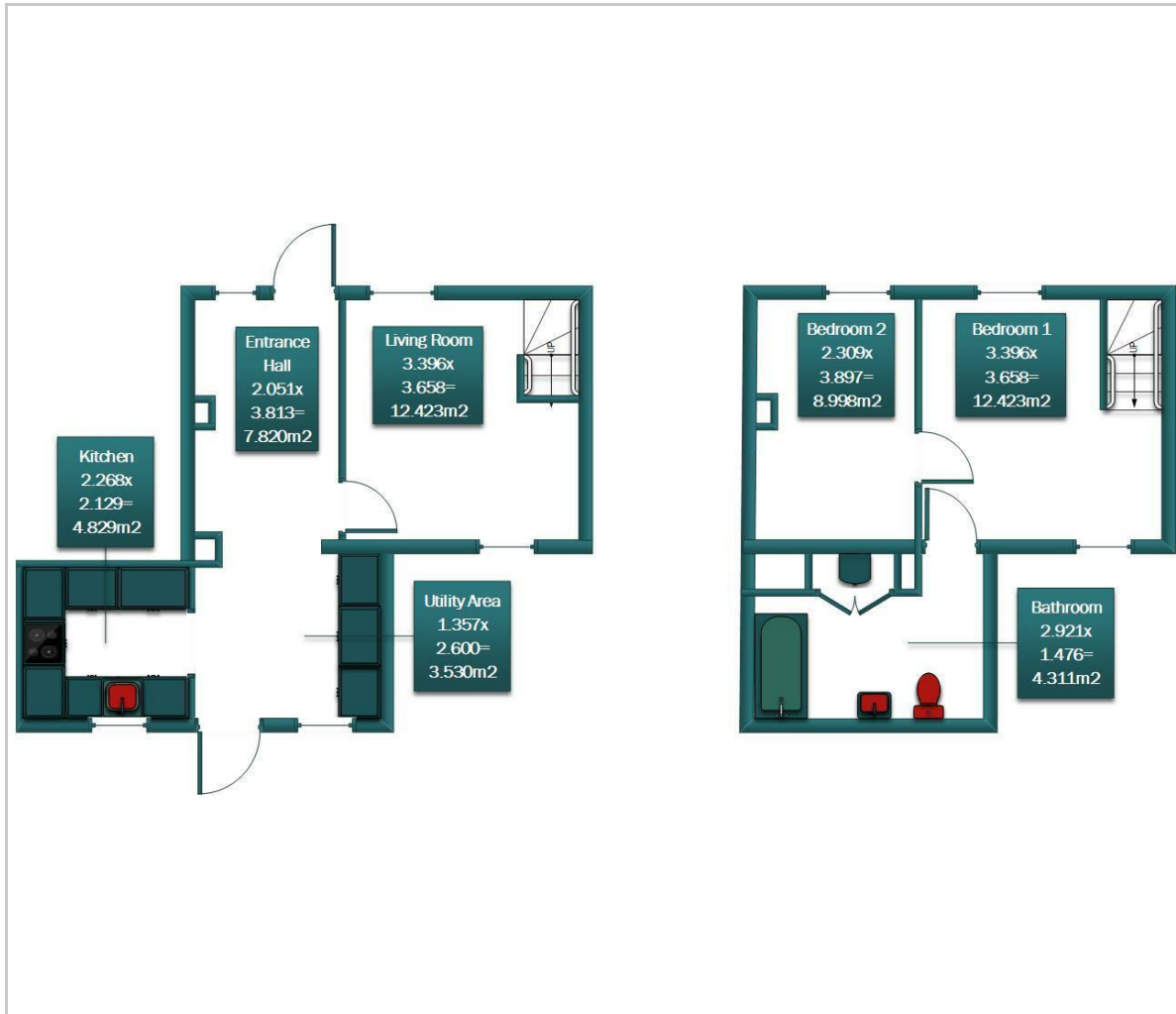
7'6" x 12'9" (2.309 x 3.897)

### Bathroom

9'6" x 4'10" (2.921 x 1.476)



## Floor Plan



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

