87 High Street, Tenterden, TN30 6LB

Offers In The Region Of £390,000 - FREEHOLD

Rush Witt & Wilson are pleased to offer this most attractive Grade II listed attached period cottage occupying a highly sought-after position on the picturesque tree lined High Street of Tenterden.

The well-presented accommodation is arranged over three floors comprising of a entrance hallway, impressive living/dining room with exposed beams and inglenook fireplace, kitchen and bathroom on the ground floor.

On the first floor is a double bedroom with en-suite shower room with a further double bedroom to the second floor.

Outside the cottage sits back from the road with good sized established front gardens offering an area of lawn being bordered with a selection of well stocked beds and a delightful courtyard to the rear. There is also a gated footpath from the rear courtyard leading to the car park where permits are available. Offered to the market CHAIN FREE.

An internal inspection of this charming cottage is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.

Agent Note

Council Tax Band - E

Please note the property has a flying freehold, further details available on request.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

NUMBER 87
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Floor 0

Floor 1

Floor 2

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Approximate total area(1)

88.7 m²

954 ft²

Reduced headroom

4.4 m²

48 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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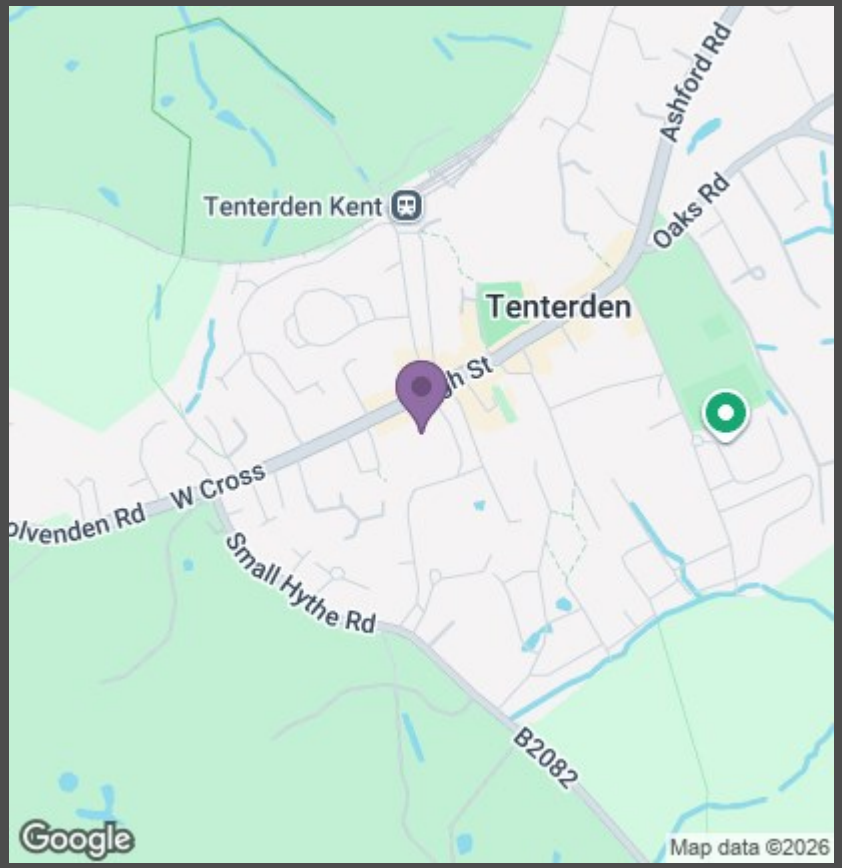

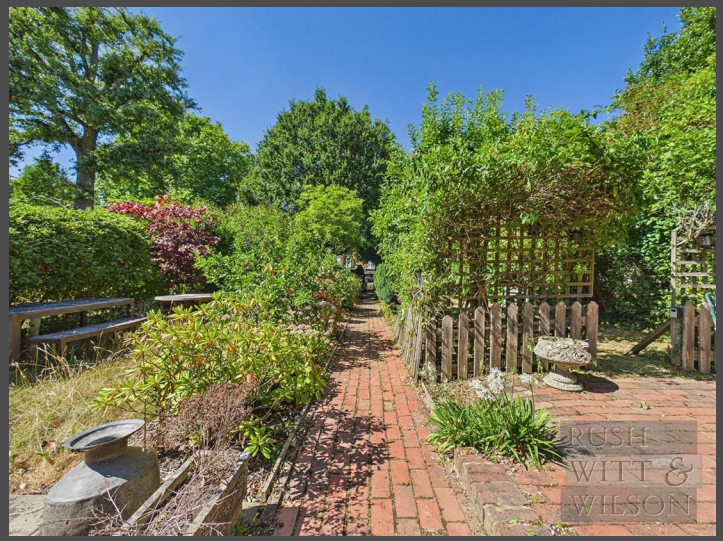

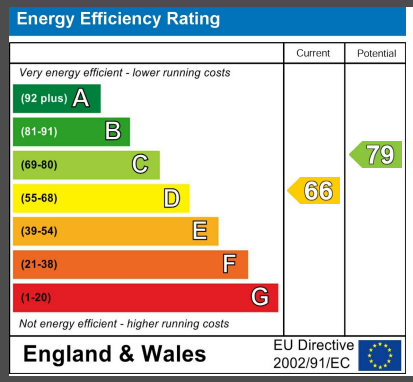

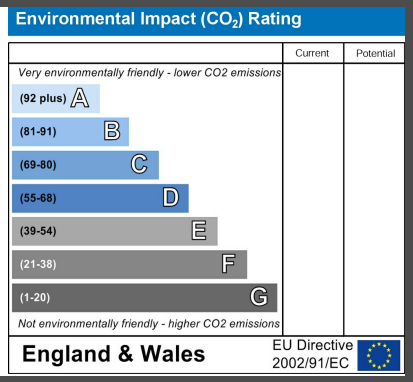

RUSH WITT & WILSON

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The Property Ombudsman

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