

TENTERDEN

KENT



3a Smallhythe Road Tenterden Kent TN30 7LH

This delightful Grade II Listed attached cottage is located just off the picturesque High Street of Tenterden.

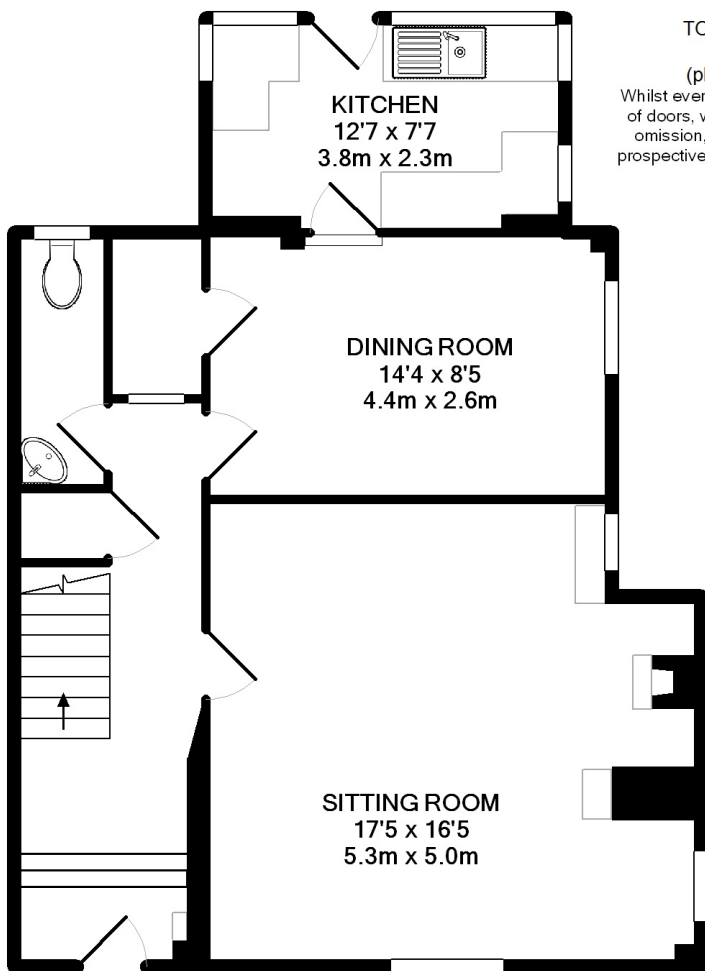
A path leads across the lawned front garden to the front door. To the rear of the property a gate opens into a delightful courtyard garden where raised brick beds are filled with mature flowers and shrubs. A door opens from the courtyard into the garage.

- Grade II Listed Cottage
- In Need of Updating
- An Abundance of Period Features
- Sitting Room with Inglenook
- Dining Room
- Kitchen leading to Courtyard
- Master Bedroom
- Two Further Bedrooms
- Family Bathroom and Cloakroom
- Courtyard Garden
- Garage
- Walking Distance to Town Centre









GROUND FLOOR

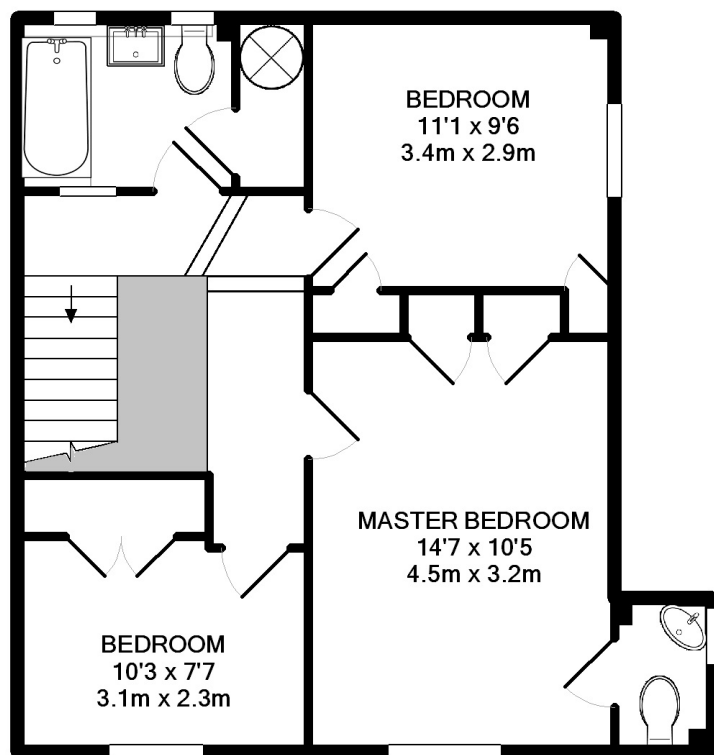
TOTAL APPROX. INTERNAL USEABLE FLOOR AREA 997.8SQ.FT. (92.7SQ.M)

(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR



SERVICES

Mains electricity, water and drainage. Electric storage heaters for heating.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

HH
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