



1 West Cross Gardens, Tenterden, TN30 6JZ

Guide Price £300,000 - £320,000



GUIDE PRICE £300,000 - £320,000. Deceptively spacious terrace home requiring modernisation, offering two double bedrooms, private garden and allocated parking, situated in an enviable position to offer level and accessible access to the picturesque High Street of Tenterden.

The accommodation offers an entrance hall with access to the cloakroom with WC and doorway leading to sitting/dining room with stairs to first floor, conservatory looking over the rear garden, doorway offering access out, and further doorway leading to the kitchen.

On the first floor the property offers the master bedroom with window overlooking the rear garden and a second double bedroom to the front, both with built in storage. There is also a family bathroom with suite comprising of a panelled bath, pedestal handbasin and WC.

Externally the rear garden is laid to lawn with planted beds and a patio area at either end, with a timber shed located at the rear.

The property is situated just a short walk from the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. This wonderful home occupies a popular location and is within easy access of two popular golf courses, Tenterden Golf Course and London Beach Golf Club with saltwater spa.

Mainline train services to London can be accessed from Headcorn (about 8 miles) or Ashford International (about 12 miles) where the high-speed service to London St Pancras departs with a journey of approx. 37 minutes. The property is also a short drive to the coast and Eurotunnel terminal.

Tenure - Freehold

Services – Mains electricity, water, drainage and gas central heating.

Broadband – Average Broadband Speed 13mb – 1000mb

Mobile Phone Coverage – Okay – Good

Flood Risk – Very Low

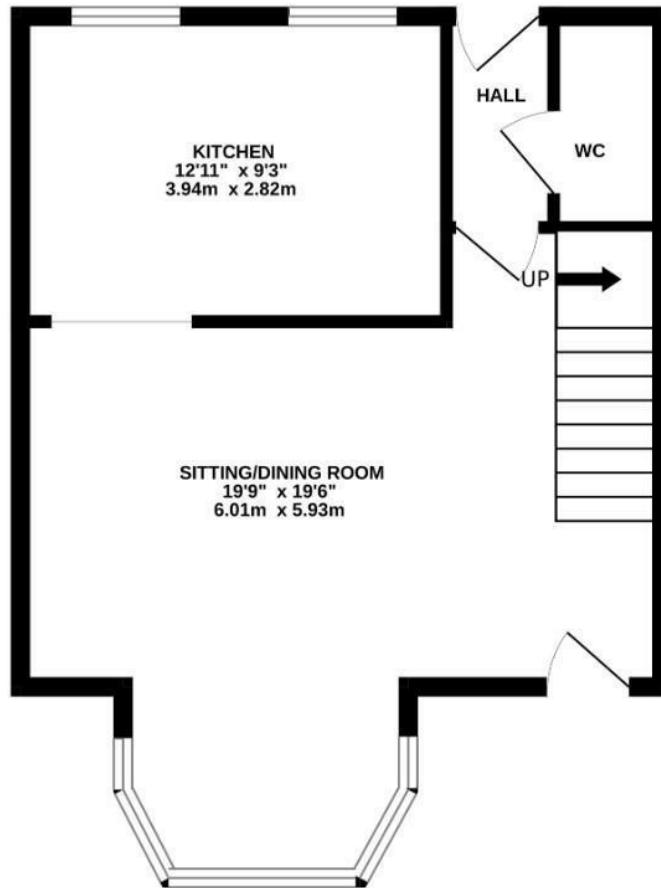
EPC Rating - TBC



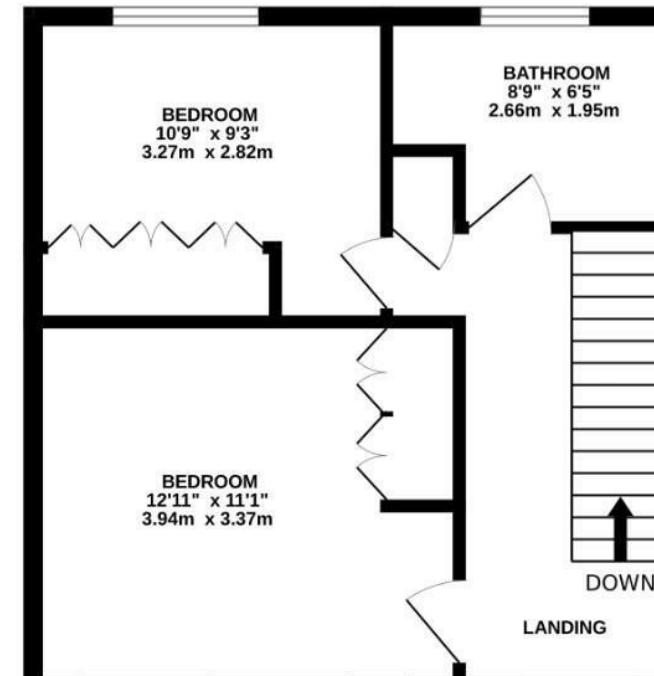


Tenure: Freehold
Council Tax Band: E

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- ENVIALE LOCATION TO HIGH STREET
- REQUIRES MODERNISATION
- TWO DOUBLE BEDROOMS
- SPACIOUS SITTING ROOM WITH CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN & ALLOCATED PARKING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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