

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1145356



Approximate Area = 871 sq ft / 80.9 sq m  
For identification only - Not to scale

North Street, Biddenden, Kent, TN27

Guide Price £250,000

EPC RATING: C

1 North Street, Ashford, TN27 8AG





GUIDE PRICE £250,000 - £275,000

Offered Chain Free, this deceptive two double bedroom cottage is located in the heart of this historic village and offers a number of character features, combined with modern practicality, such as gas central heating throughout. The lounge offers a wood burning stove with exposed brick surround and large understairs storage cupboard and leads onto the kitchen/dining room, with brick flooring and onto the rear courtyard garden. Upstairs, the landing leads to the two generous double bedrooms and three piece bathroom.

Outside, the paved courtyard offers a brick built storage cupboard, with gated access offering a right of way across the neighbours garden, for those larger items.

Located in the heart of the village, there is the popular Red Lion public house, convenience store and award winning restaurant as well as a popular Chinese takeaway and cafe all moments walk away. The larger village of Headcorn is only a short drive or bus ride away, with its range of independent shops and restaurants and mainline train station with regular services into London Charing Cross while the town of Tenterden is just under 5 miles away, with its greater range of shopping and leisure facilities including Waitrose and Tesco supermarkets.

## MATERIAL INFORMATION

**Freehold**  
**Council Tax Band C**  
**EPC Report C**



• GUIDE PRICE £250,000 - £275,000 • Offered Chain Free • Two Double Bedrooms • Central Village Location • Lounge with Wood Burning Stove • Kitchen/ Dining Room • Gas Central Heating • Spacious Three Piece Bathroom Suite • Courtyard Garden • Deceptive Terraced Cottage

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK