



Silver Hill, Tenterden, TN30
 Approximate Area = 658 sq ft / 61.1 sq m
 Limited Use Area(s) = 35 sq ft / 3.2 sq m
 Outbuilding = 12 sq ft / 1.1 sq m
 Total = 705 sq ft / 65.4 sq m
 For identification only - Not to scale

Guide Price £240,000
 EPC RATING: D

22 Silver Hill, Tenterden, TN30 6NE





GUIDE PRICE £240,000 - £250,000

This recently refurbished two double bedroom end terrace cottage is located in this convenient position, close to local shops and schools and within easy reach of Tenterden Town Centre. With a number of character features, the property offers lounge with timber beamed ceiling and open fireplace with brick surround and open staircase to the first floor and doorway from here to the quality fitted kitchen/breakfast room to the rear with door onto the rear courtyard. Upstairs, the first floor landing leads to the modern three piece bathroom suite and large double bedroom to the front, with a staircase from here to the top floor bedroom suite.

Outside, the property offers a secluded paved courtyard garden with gated access to a shared rear access path. We understand the property also benefits from a separate area of garden, ideal for use as a small allotment or similar, with a right of access provided across neighboring gardens.

With a convenience store, takeaways and Public House to be found moments away in St Michaels, the historic town of Tenterden is within easy reach, offering Waitrose & Tesco supermarkets, leisure centre and recreation ground and an eclectic mix of independent shops, pubs and restaurants.

MATERIAL INFORMATION

Freehold
Council Tax Band B
EPC Report D



• GUIDE PRICE £240,000 - £250,000 • Refurbished End Terraced Cottage • Two Double Bedrooms • Courtyard Garden plus Additional Separate Lawned Garden • Character Features • New Gas Central Heating • Close To Local Amenities & Tenterden Town Centre • Very Well Presented Throughout • Set over

Three Floors

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures 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