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ESTATE AGENT
Jarvis



5 Churchill Cottages, Liverton Hill, Sandway, Kent. ME17 2NJ.

£275,000 Freehold

Property Summary

"I love the tucked away private position of this cottage and to have a garage and parking space is a great benefit". - Matthew Gilbert, Branch Manager.

Available to the market is this well presented two bedroom mid-terraced cottage found in the sought-after hamlet of Liverton Hill.

The accommodation comprises of an entrance porch, open plan kitchen/living room and lower ground cellar. To the first floor there are two bedrooms and a family bathroom.

Externally there is a private rear courtyard as well as communal access to a parking space and en bloc garage. This home boasts wonderful features including exposed timbers throughout, double glazed traditional sash-style windows in part as well as a feature log burner in the lounge.

Liverton Hill is located on the Headcorn Road within close proximity to the larger village of Lenham that boasts a wide range of shops and facilities as well as a mainline station to London and easy access to the M20.

Please view this cottage without delay to avoid disappointment.

Features

- Two Bedroom Cottage
- Character Features
- Semi-Rural Location
- EPC Rating: F
- Garage & Parking
- Cellar
- Well Presented Throughout
- Council Tax Band C

Ground Floor

Front Door To

Porch

Window to front.

Lounge

Double glazed sash window to front. Exposed beams. TV & BT point. Log burner. Shelving. Stairs to lower cellar. Stairs to first floor with cupboard underneath.

Kitchen Area

Double glazed sash window to rear. Stable door to rear access. Exposed beams. Range of base and wall units. Sink and drainer. Space for washing machine and fridge. Integrated electric oven and hob with extractor above. Localised tiling.

Cellar

Shelving. Power and light. Fuse box and electric meter.

First Floor

Landing

Cupboard with shelving and water tank. Hatch to loft access.

Bedroom One

Double glazed sash window to front. Built-in double wardrobe.

Bedroom Two

Double glazed sash window to rear. Built-in cupboard.

Bathroom

Extractor. Localised tiling. Underfloor electric heating. Dimplex wall heater. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment and shower curtain with pole.

Exterior

Front

Shared brick block pathway leading to front door.

Rear Courtyard

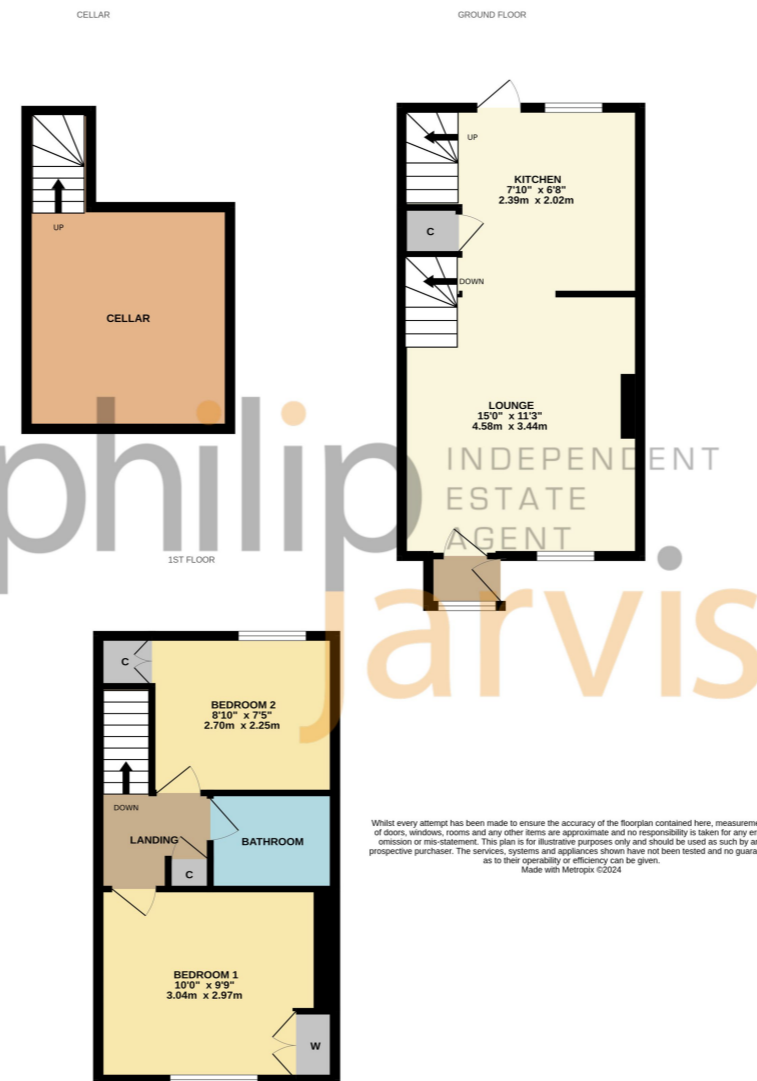
Decorative slate chippings with raised paved patio area. Outside tap.

Parking

Shared access to single parking space in front of single garage.

Single Garage

Power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing Strictly By Appointment With

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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