



While 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 condition or efficiency can be given. Made with Metropix i2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		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 is included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

1 Hope Cottage, Charing Hill, Charing, Ashford, Kent. TN27 0NF.

£275,000 Freehold



Property Summary

"I love the potential on offer. You could really make your mark on this home". - Matthew Gilbert, Branch Manager.

Presenting to the market this two bedroom semi detached home located on the edge of Charing village in an Area of Outstanding Natural Beauty of the North Downs. This home does need considerable updating and is available with no forward chain.

The property consists of a large entrance hall, kitchen/breakfast room, lounge, shower room and conservatory whilst to the first floor there are two bedrooms.

Externally the property benefits from front, side and rear gardens along with various sheds and outside WC. Please book a viewing without delay.

Features

- Two Bedroom Semi Detached Home
- Updating Required
- Conservatory
- Downstairs Shower Room
- EPC Rating: E
- No Forward Chain
- Front & Rear Garden
- Oil Fired Central Heating
- Council Tax Band D

Ground Floor

Front Door To

Hall

Two double glazed windows to side. Stairs to first floor landing with cupboard underneath. Radiator. Wall mounted thermostat.

Kitchen/Diner

13' 2" x 8' 11" (4.01m x 2.72m) Double glazed window to rear. Double glazed door to rear. Radiator. Fully tiled walls. Range of base and wall units. Sink and drainer. Space for white goods.

Lounge

11' 11" x 10' 0" (3.63m x 3.05m) Double glazed window to front. Radiator. Decorative fireplace surround. Two sets of built in cupboards. Wall lights.

Shower Room

Two double glazed obscured windows to rear. Suite comprising of low level WC, wash hand basin and double shower cubicle with glass screen. Chrome heated towel rail. Extractor. Fully tiled walls.

Conservatory

8' 10" x 8' 0" (2.69m x 2.44m) Double glazed windows to rear. Double glazed windows and door to side access. Radiator. Wall light.

First Floor

Landing

Double glazed window to side. Storage cupboard housing water tank. Thermostat. Second cupboard with towel rail. Radiator.

Bedroom One

12' 7" x 10' 5" (3.84m x 3.17m) Double glazed window to front. Open fireplace with two sets of built in wardrobes either side one containing a wall mounted double heater. Wall lights.

Bedroom Two

10' 6" x 9' 3" (3.20m x 2.82m) Double glazed window to rear. Wall lights.

Exterior

Front

Concrete pathway with steps leading to front access. Shrubs and plants to front border. Lawned area with bushes to one side and further pathway leading to side access.

Rear Garden

Mainly laid to lawn. Three large sheds to remain. Greenhouse to remain. Brick built WC and coal store to remain. Freestanding oil boiler and separate oil tank.