



THE CORNER  
10  
HIGH STREET

LENHAM  
RENTAL

philip INDEPENDENT  
ESTATE AGENT  
Jarvis



**8 High Street, Lenham, Kent. ME17 2QD.**

**Guide Price £275,000 Freehold**

## Property Summary

"This sweet cottage is full of character and is located in the middle of the village opposite Lenham square". - Matthew Gilbert, Branch Manager.

Presenting to the market is this well presented character cottage with many original features found within the middle of Lenham village.

The main door leads to an alley where the entrance brings you to the kitchen with a handy breakfast bar area. There is also a lounge with its own entrance. To the first floor there is a master bedroom, third bedroom/dressing room and family bathroom. To the second floor there is a further bedroom and separate storage or dressing area.

Externally to the rear there is a well proportioned garden which is mainly laid to lawn.

Available to view please book a viewing without delay.

## Features

- Two/Three Bedroom Mid Terrace Cottage
- Grade II Listed
- Character Features
- Well Presented Throughout
- Council Tax Band C
- Village Centre Location
- Private Rear Garden
- Gas Central Heating
- EPC Rating: N/A

## **Ground Floor**

### **Front Door To**

### **Kitchen**

13' 6" x 7' 11" (4.12m x 2.41m) Window to rear with plantation shutters. Door to side access. Range of base and wall units. Wooden worktops. Integrated electric oven. Electric hob with extractor over. Built in fridge and washing machine. Localised tiling. Wall mounted boiler. Breakfast bar. Radiator. Exposed beams.

### **Lounge**

13' x 8' 4" (3.96m x 2.54m) Door to side access. Sash window to front with plantation shutters. Corner built in cupboard. Feature fireplace with surround. Exposed beams. TV point. Stairs to first floor.

## **First Floor**

### **Bedroom One**

11' 2" x 8' 10" (3.41m x 2.68m) Sash window to front. Radiator. TV & BT point. Storage cupboard.

### **Bedroom Three/Dressing Room**

10' 4" x 9' 9" (3.14m x 2.97m) Window to rear. Radiator. Built in shelving and cupboard.

### **Bathroom**

Window to rear. Suite comprising of low level WC, wash hand basin and panelled bath with glass screen and electric shower. Chrome heated towel rail. Fully tiled walls.

## **Landing With Stairs To**

## **Second Floor**

### **Bedroom Two**

11' 5" x 10' 2" (3.49m x 3.11m) Sash window to front. TV point. Hatch to loft access. Hatch to side storage area. Window to rear.

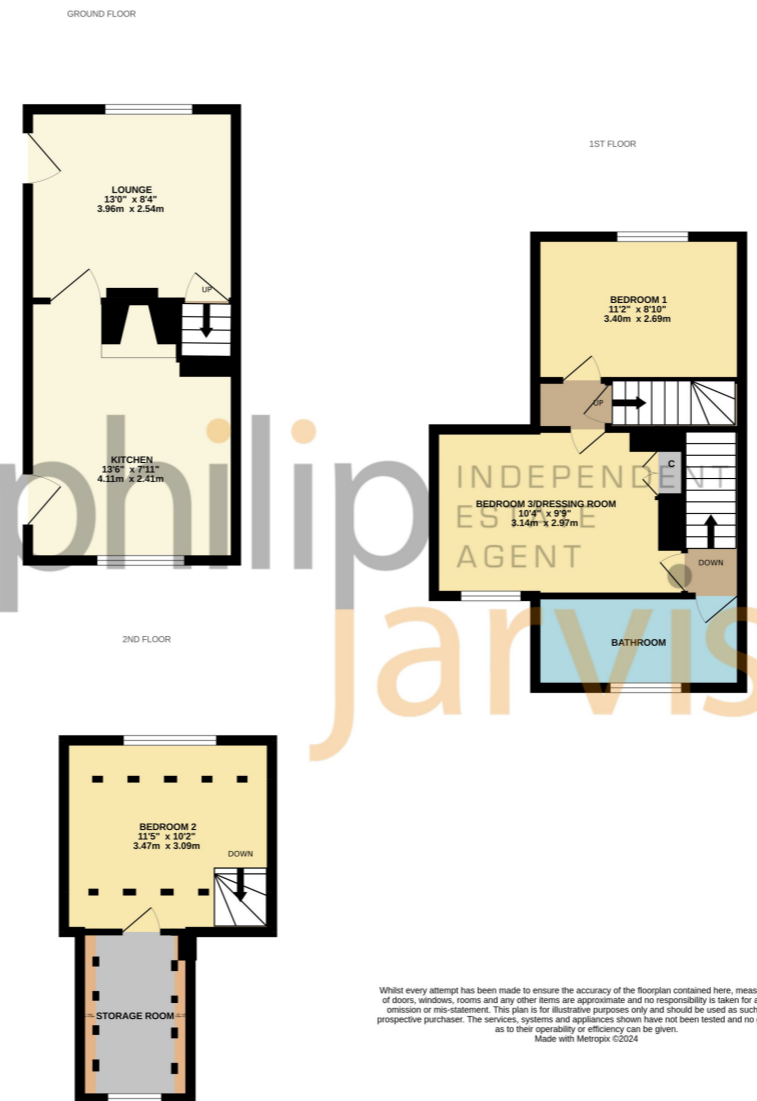
## **Exterior**

### **Front**

Steps to side alley way. Side access to

### **Rear Garden**

Mainly laid to lawn. Raised brick wall. Block paved patio area with decorative store. Power point.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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