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## 3 Triangle Cottage, Headcorn Road, Grafty Green, Maidstone, Kent. ME17 2AP.

£275,000 Freehold



### Property Summary

"This two bedroom cottage on the edge of Grafty Green is ready for a purchaser to put their own mark on the property." - Philip Jarvis, Director.

Although requiring both modernisation and improvement an early viewing comes most recommended. No onward chain with this two bedroom end of terraced cottage found on the fringes of Grafty Green.

Downstairs the accommodation is arranged with a sitting room with fireplace, kitchen, bathroom and separate WC. There are two bedrooms on the first floor and from one of the bedrooms is access to the attic room on the second floor.

Set back from the road, there is a long front garden and driveway that leads to the garage. There are two sheds to the rear along with a courtyard.

Grafty Green is a popular village found between Lenham and Headcorn. Both of these villages offer a wide range of amenities to include primary schools, doctors surgeries and railway stations with access to London. The M20 motorway is only a short drive at Leeds village approximately eight miles away.

### Features

- Two Bedroom End of Terraced Cottage
- Requires Modernisation & Improvement
- Long Driveway & Garage
- No Onward Chain
- Council Tax Band C
- Useful Attic Room
- Sitting Room & Kitchen
- Rural Location
- EPC Rating: TBC

## **Ground Floor**

### **Entrance Door To**

### **Sitting Room**

12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to front. Fireplace. Storage heater. Door to staircase. Understairs cupboard.

### **Kitchen**

12' 0" x 7' 5" (3.66m x 2.26m) Double glazed window to side. Range of base and wall units. Stainless steel sink unit. Electric oven. Electric hob with extractor over. Space for fridge. Storage heater. Tiled floor.

### **Inner Lobby**

Frosted window to side. Doors to

### **Bathroom**

Double glazed frosted window to rear. Hand basin. Panelled bath. Two wall cupboards. Heated towel rail. Storage heater. Tiled floor.

### **Separate WC**

Double glazed Frosted window to side. Low level WC.

### **Rear Lobby**

Door to rear of property.

## **First Floor**

### **Landing**

Doors to

## **Bedroom One**

12' 2" x 12' 3" (3.71m x 3.73m) Double glazed window to front. Ornate fireplace. Storage heater. Door and staircase to attic room.

## **Bedroom Two**

12' 2" x 7' 10" (3.71m x 2.39m) Double glazed window to side. Airing cupboard.

## **Second Floor**

### **Attic room**

17' 0" max into roof space x 12' 2" (5.18m x 3.71m) Double glazed window to side.

## **Exterior**

### **Front Garden**

Long front garden. Laid to lawn with mature shrubs and trees.

### **Rear**

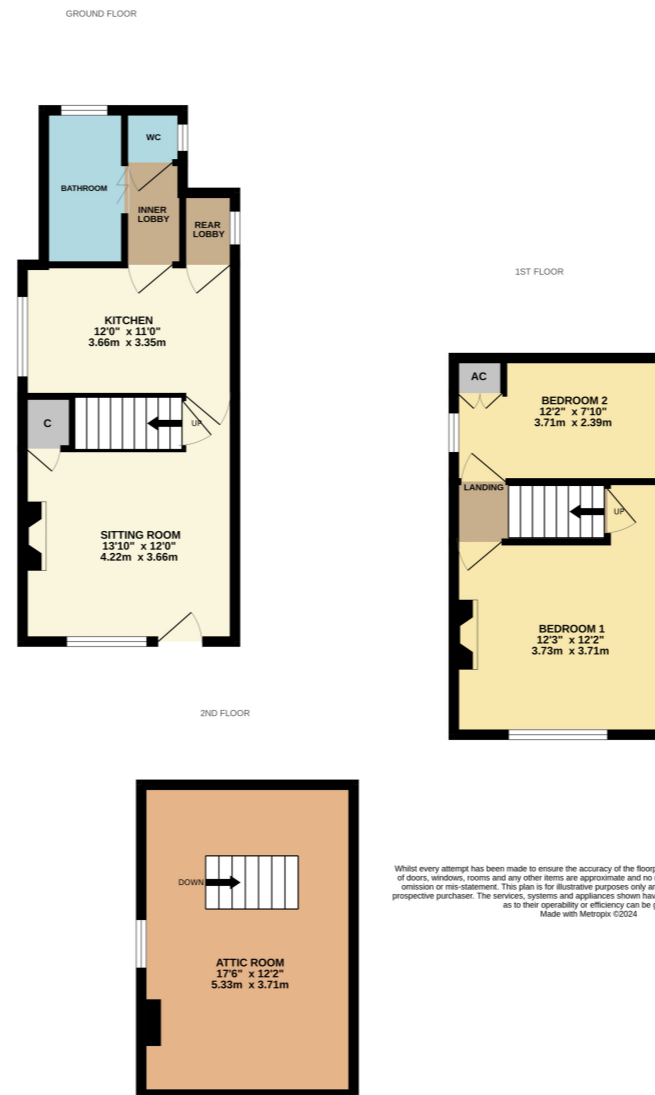
Small courtyard area with a brick and wooden shed.

### **Garage**

Long driveway leading to garage. The garage measures 18' x 8' 10". There is an up and over door. Power and lighting. Door to side.

## **Agents Note**

The neighbouring property, 2 Triangle Cottage, has a pedestrian right of way to the side and rear of the cottage.



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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