



3 Middle Cottage, Hollow Street, Chislet, Kent, CT3 4DS

£325,000 Freehold

Enchanting Grade II Listed Cottage with far reaching views over countryside. This terraced cottage is located in a desirable village of Chislet. The property exudes charm and character and you will not be disappointed when stepping inside. As you enter, you will find a spacious lounge diner with a stunning brick fireplace with a log burner, a modern fitted kitchen with a range of appliances and a conservatory to the rear. The first floor has two bedrooms, the main enjoying the far reaching countryside views to the front and the second having vaulted ceilings. There is also a family bathroom and stairs to the second floor where you will find the third bedroom. Outside to the rear the low maintenance garden has been laid with artificial grass as well as two patio areas.



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Ground Floor

Lounge/Diner

15'11" x 14'4" (4.86m x 4.41m) Front entrance door, window to front, log burner, staircase to first floor, door to:

Kitchen

11'2" x 9'7" (3.44m x 2.98m) Matching wall and base units, electric hob and double oven, one and a half bowl stainless steel sink and drainer unit, space for washing machine, integral dishwasher, integral fridge freezer, radiator, window to rear.

Conservatory

8'4" x 6'9" (2.58m x 2.12m) Double glazed doors to rear leading to the garden, radiator.

First Floor

Landing

Stair case to second floor, radiator.

Bedroom Two

12'5" x 9'9" (3.84m x 3.02m plus wardrobe) Window to front, built in wardrobes, radiator.

Bedroom Three

10' x 9'8" (3.05m x 3.0m) Window to rear, radiator, fitted wardrobe.

Bathroom

7'5" x 5'4" (2.3m x 1.67m) Panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, double glazed frosted window to rear.

Second Floor

Bedroom One

14'3" x 11'5" (4.36m x 3.53m) Window to front, built in wardrobes, radiator, eaves storage.

Outside

Rear Garden

Pretty rear garden, Astroturf, paved patio area, flowering borders, rear access.

Council Tax Band B

NB: At the time of advertising these are draft particulars awaiting approval of our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	