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**67 Ware Street, Bearsted, Kent. ME14 4PG.**

**Guide Price £275,000 Freehold**

## Property Summary

"This cottage is in such a great location. So close to the beautiful village green". - Matthew Gilbert, Branch Manager.

**\*\*GUIDE PRICE OF £275,000-£295,000\*\***

A two bedroom mid terraced cottage found within the ever popular village of Bearsted. There is a fitted kitchen/diner and a 17ft living room benefitting from a Firebelly wood burner. Upstairs there are two double bedrooms and separate bathroom, with the bedrooms, landing and stairwell fitted with brand new carpet.

Added to this, the property benefits from gas central heating, double glazing, 70ft rear garden and parking area found to the rear of the row of cottages.

An early viewing of the 19th Century cottage comes most recommended. This property is also available with no forward chain.

## Features

- Two Bedroom Terraced Cottage
- Separate Upstairs Bathroom
- Through Sitting Room
- Brand New Carpets Throughout
- Council Tax Band C
- No Forward Chain
- Fitted Kitchen/Diner
- Parking Area To The Rear
- EPC Rating: C



## **Ground Floor**

### **Entrance door to Sitting Room**

17' 7" max into window recess x 9' 10" (5.36m x 3.00m). Secondary double glazed bow window to front. Fireplace with wood mantle and Firebelly wood burning stove. Exposed wood flooring. Two radiators. Stairs to first floor. TV and telephone point. Understairs cupboard.

### **Kitchen/Diner**

9' 7" x 9' (2.92m x 2.74m). Double glazed window to rear. Double glazed door to rear. Range of contemporary base and wall units. Stainless steel electric oven, ceramic hob with extractor over. Integrated washing machine. Space for fridge/freezer. Tiled floor. Recess lighting.

## **First Floor**

### **Bedroom One**

10' x 9' 9" (3.05m x 2.97m). Two double glazed windows to front. Radiator.

### **Bedroom Two**

9' 8" x 9' 3" (2.95m x 2.82m). Double glazed window to rear. Radiator.

### **Bathroom**

White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Fully tiled walls. Tiled floor. Extractor. Radiator.

## **Exterior**

### **Front**

Area to front with patio to front door.

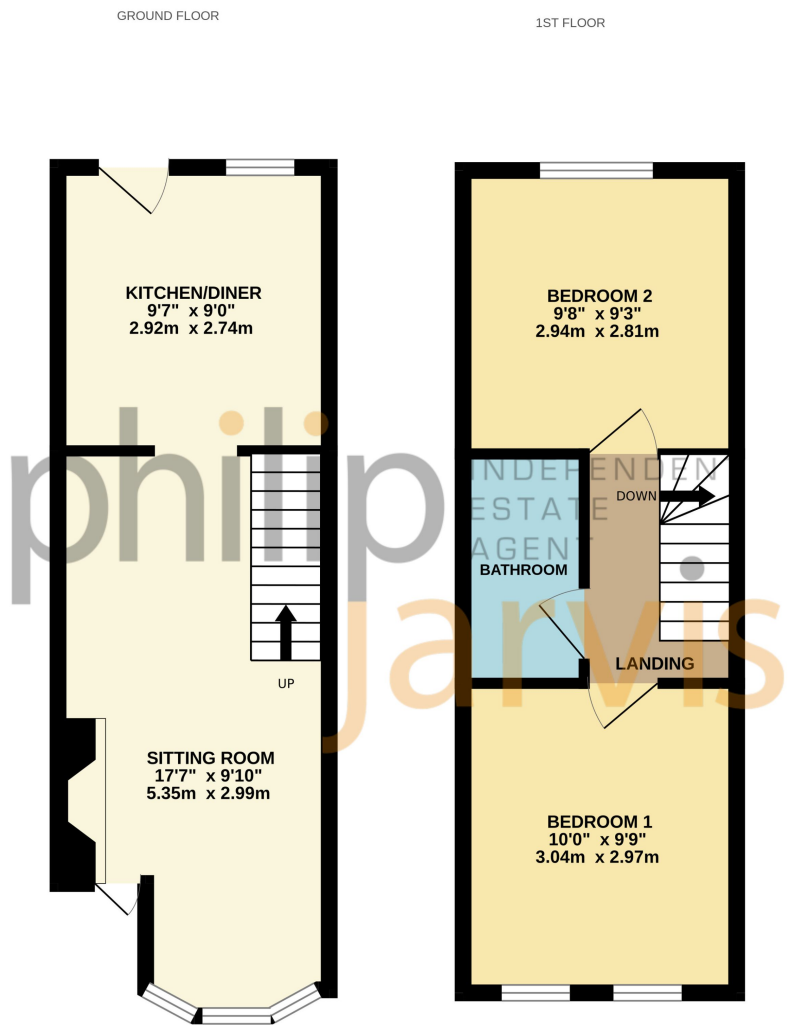
### **Rear Garden**

Approximately 70ft in length. Rockery area and patio area with steps leading up to enclosed area laid mainly to lawn with garden shed.

### **Parking**

There is a resident's parking area to the rear of the row of cottages.





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		93
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(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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