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Jarvis



## Palace Gallery Market Place, Charing, Kent. TN27 0LR.

Offers in Excess Of £250,000 Freehold

### Property Summary

"This cottage is a real one of a kind. A detached one bedroom property found in the heart of Charing". - Philip Jarvis, Director.

Palace Gallery is a charming one bedroom detached cottage found in Market Place in Charing, and an early viewing comes most recommended for this fully furnished property.

The accommodation is arranged downstairs in an open plan manner with a living/kitchen area. Upstairs there is a double bedroom and bathroom. A wooden staircase leads up to a mezzanine room, an ideal occasional room for guest or for storage.

There is an electric heating system via radiators. Found in the heart of the popular village of Charing, there is good access to the local railway station and shops. There is also good access to the M20 motorway.

### Features

- One Bedroom Detached Cottage
- Double Bedroom & Bathroom
- Centre Village Location
- Council Tax Band: C
- Open Plan Living/Kitchen Area
- Many Character Features
- EPC Rating: N/A

## **Ground Floor**

### **Entrance Door To**

### **Living Room/Kitchen**

20' 0" max x 12' 10" (6.10m x 3.91m) Two windows to front. Radiator. Stairs to first floor. Understairs cupboard. Range of base and wall units to one wall to include larder cupboard. Inset single drainer sink unit. Built in fridge/freezer. Washing machine. Electric cooker. Laminate floor.

### **First Floor**

#### **Landing**

Radiator. Cupboard housing electric heating system. Stairs to mezzanine.

#### **Bedroom**

13' 0" x 9' 9" (3.96m x 2.97m) Window to front. Velux window to front. Exposed beams. Radiator. Vaulted ceiling.

## **Bathroom**

Window to side. White suite of low level WC, pedestal hand basin and panelled corner bath with shower attachment. Heated towel rail. Tiled floor.

## **Mezzanine**

Beamed ceiling. Ideal occasional bedroom or storage area.

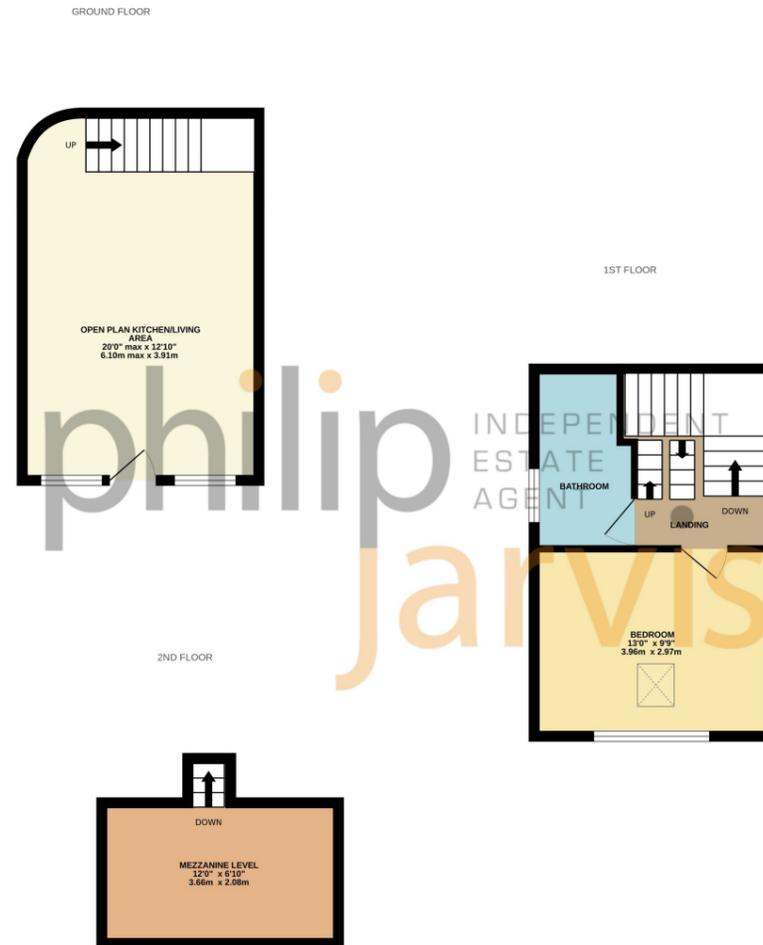
## **Exterior**

### **Parking**

There is a public car park found approximately 50 metres from the cottage.

## **Agents Note**

1. There is an electric heating system at this property.
2. The property is detached and is less than 50 square meters in area so is exempt from needing an EPC.



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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