

Warner Gray



2 Bridewell Lane,
Tenterden, Kent TN30 6EY

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Guide Price : £300,000

A charming mid-terrace two bedroom character cottage situated in the heart of the picturesque town of Tenterden within walking distance of all the local amenities.

The property has been the subject of much improvement by the current vendor creating this comfortable and stylish home offering well-presented accommodation arranged over three floors. Internally, there is light and bright décor, a well-equipped kitchen, modern shower room and both bedrooms benefit from fitted wardrobe cupboards. There is a courtyard to the rear with space for a table and chairs to enjoy in the warmer months.

Set along Bridewell Lane just off the High Street, this delightful cottage must be viewed to be fully appreciated.

- Charming two-bedroom mid-terrace character cottage in the heart of the town
- Ideally located just off the High Street along the popular Bridewell Lane
- Easy walking distance to local supermarkets and wide range of shops
- Well-presented accommodation arranged over three floors.
- Stylish décor with modern shower room and fitted kitchen
- Quality fixtures and fittings adding comfort and convenience.
- Benefits from a small rear courtyard with room for table and seats
- Situated in a desirable location with a strong community feel.
- Viewing is highly recommended to fully appreciate this delightful home.

SITUATION: 2 Bridewell Lane enjoys a most convenient location within walking distance of the historic High Street offering comprehensive shopping facilities including Waitrose, Tesco, boutiques, cafes, restaurants and public houses, as well as many national names and independent businesses. There is also a doctor's surgery, clinics and dentist surgeries in the town. A variety of educational opportunities exist including primary and secondary schools which are within walking distance of the property. The area is well served for transport links with the nearest train station being at Headcorn (about 8 miles) which has a train service to London taking about an hour. From Ashford International Station with the regular high-speed service to London St Pancras (about 37 minutes). Tenterden is well equipped with sporting facilities, including a leisure centre in the middle of the town and in addition, there are many active clubs and societies catering for all ages.



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The property comprises the following with approximate dimensions:

SITTING ROOM: 11'8 x 10'6. The front door leads you straight into the sitting room with window to the front and attractive Scandinavian engineered oak flooring. An electric coal effect fire provides a focal point for the room being perfect for cosy winter evenings. A fitted cupboard houses the meters. Door to :

KITCHEN: 10'0 x 8'9 The well-equipped kitchen is fitted in a sleek modern design with a range of units, worktops with under unit lighting and inset sink unit with mixer tap. It also features integrated appliances including hob and oven with extractor above, fridge freezer and a dishwasher. The window to the rear brings good natural light and a back door opens to the

courtyard garden.

FIRST FLOOR: A staircase leads to a landing with stairs to the second floor and a functional built in shelved cupboard providing very good storage space with light.

BEDROOM 1: 12'3 x 11'7. This double bedroom has generous built in wardrobe cupboards to one wall. The window looks out over the front onto Bridewell Lane.

SHOWER ROOM : 8'5 x 5'2 Fitted with a white contemporary suite comprising a tiled shower cubicle with wall mounted shower. Low level w.c. Wash hand basin with mixer tap. Towel rail. Window to the rear.

Stairs lead from the landing to second bedroom with useful recess storage area to one side.

SECOND FLOOR BEDROOM 2: 13'3 x 10'11. This light, bright room has a south facing aspect and a good range of bespoke wardrobe cupboards to one wall.

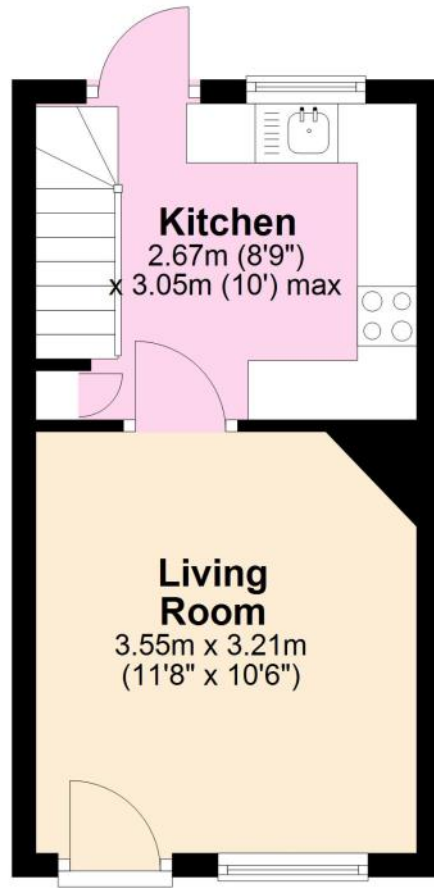
OUTSIDE: There is a shared courtyard to the rear with a right of way, with space for table and seating.

SERVICES : Mains water, electricity, gas and drainage. Local Authority : Ashford Borough Council. EPC tba. Locationfinder : what3words /// bonds.deployed.undertone



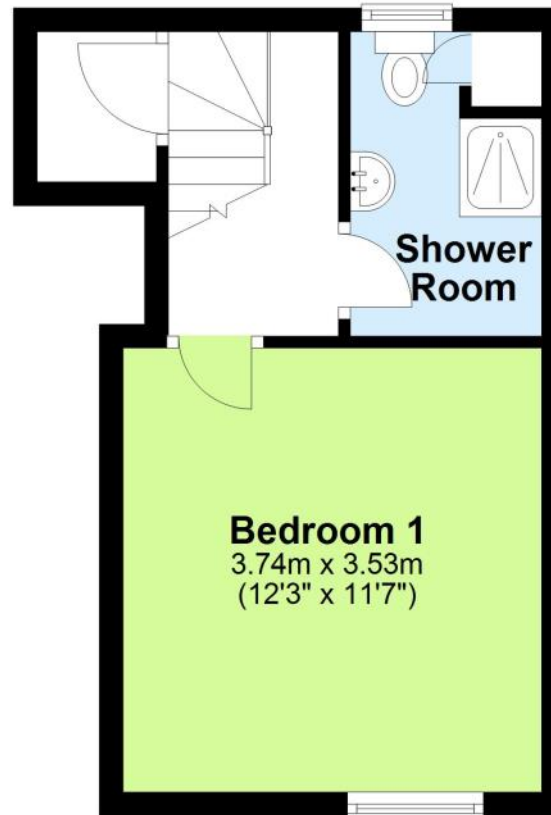
Ground Floor

Approx. 19.9 sq. metres (213.7 sq. feet)



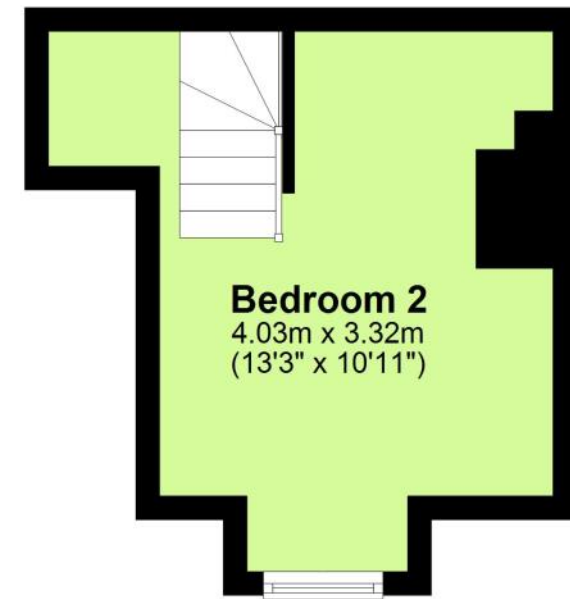
First Floor

Approx. 23.0 sq. metres (247.3 sq. feet)



Second Floor

Approx. 15.8 sq. metres (169.6 sq. feet)



Total area: approx. 58.6 sq. metres (630.6 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property.

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