



26 Priory Way, Tenterden, Kent TN30 7BX

26 Priory Way, Tenterden, Kent TN30 7BX

Guide Price £300,000

A 2 bedroom end of terrace property with garden & en-bloc garage, situated in a popular location within walking distance of the centre of Tenterden and all the many amenities on offer. NO ONWARD CHAIN

Tucked away at the end of a cul-de-sac, this end-of-terrace property forms part of a small terrace of three similar homes. While the property would benefit from modernisation, it offers excellent potential to create a lovely home in a sought-after location. Occupying a corner plot, there is also scope for a side extension, subject to the necessary consents.

The accommodation comprises an entrance hallway, a well-proportioned kitchen/breakfast room, a generous sitting/dining room, conservatory, two good-sized bedrooms, and a family bathroom.

Externally, the property enjoys a small front garden and a rear garden that wraps around two sides of the house. Additional benefits include an en-bloc garage and nearby non-designated off-street parking for residents. The centre of Tenterden, with its wide range of amenities, is within easy walking distance, further enhancing the appeal of this popular location.

- **End-of terrace 2 bedroom 2-storey property**
- **Now in need of modernisation throughout**
- **Potential to extend (subject to planning)**
- **Generous kitchen / breakfast room**
- **Spacious sitting / dining room & conservatory**
- **Rear garden wraps round house on 2 sides**
- **En-bloc Garage / Non-designated parking close by**
- **Walking distance of centre of Tenterden**
- **Wide choice of good local schools nearby - No onward chain**

SITUATION: The property is in a sought-after location just a short walk from the picturesque High Street boasting a beautiful tree lined avenue, an abundance of historic buildings and a comprehensive range of national shopping names, leisure and health facilities. There is a wide range of excellent state / independent schools including well regarded primary, junior and secondary schools in the town, all within walking distance. Headcorn Station offers services to London in about an hour and Ashford International has the high speed service to St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

13 East Cross, Tenterden, Kent TN30 6AD
01580 766044
info@warnergray.co.uk www.warnergray.co.uk



The accommodation comprises following with approximate dimensions :

The front door opens into a small entrance **HALL** where stairs lead up to the first floor. Door to kitchen/breakfast room.

KITCHEN BREAKFAST ROOM 16'4 x 14'6. A window to the front of the kitchen gives a nice outlook over the close towards Appledore Green. Although there are some fitted units, both base and wall with worktops, the kitchen would need modernising. Electric oven and hob with extractor above. Space for a free standing fridge/freezer, washing machine and dishwasher. Sink unit. Plenty of room for a table and chairs. Useful open under stairs storage space. Open doorway to sitting/dining room.

SITTING / DINING ROOM 16'4 x 11'3. This spacious room could serve as both a sitting and dining room. A door and large window to the rear give access to and views into the conservatory.

CONSERVATORY 13'9 x 8'1. A conservatory at the rear could be used in a number of different ways. French doors give access to the garden beyond.

FIRST FLOOR LANDING Stairs from the ground floor lead to a first floor landing where there is a large over stairs cupboard and airing cupboard housing the hot water cylinder. Loft hatch.

BEDROOM 1 13'11 x 11'7. A spacious bedroom with large window to the rear and built-in storage.

BEDROOM 2 14' 5" x 7'10. A good size second bedroom with built-in storage cupboard. Window to the front.

BATHROOM Comprises a panelled bath with over bath shower, WC, wash basin and radiator/heated towel rail.

OUTSIDE

To the front of the property is a small garden area laid mainly to lawn. A path leads to the front door, to the side of which is a useful purpose-built storage cupboard. A gate at the side of the house takes you through to a surprisingly spacious garden that wraps round the property on two sides. Now in need of some TLC, the garden could be a feature of the house and even support an extension to the side, subject to any necessary consents. A short walk from the property is the **en-bloc Garage**. There is also non-designated off-street parking for residents close by.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: tba.

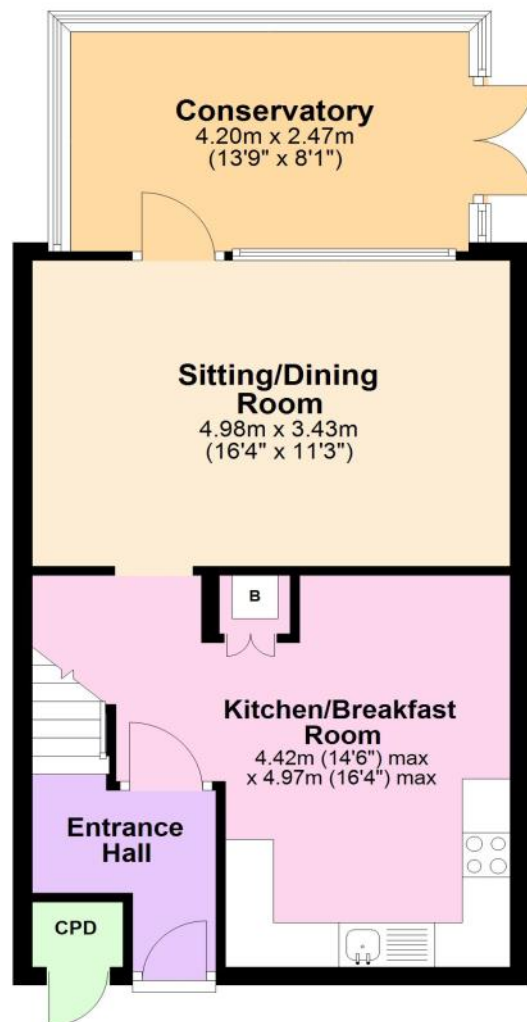
Local Authority: Ashford Borough Council. Council Tax Band: C.

Location Finder what3words: inner.activates.skidding



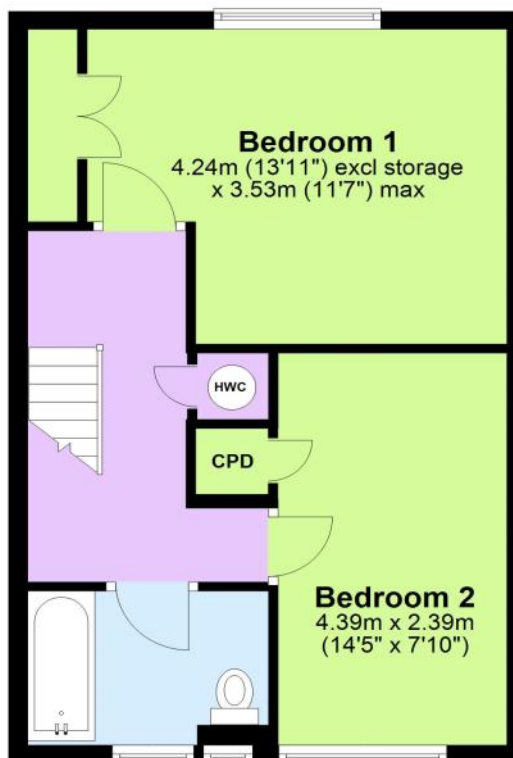
Ground Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



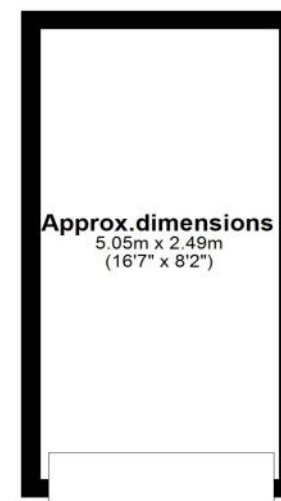
First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



En-bloc Garage

Approx. 12.6 sq. metres (135.4 sq. feet)



Total area: approx. 102.7 sq. metres (1106.0 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. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.