



**2 MANOR COURT COTTAGES
ASHURST ROAD
STONE CROSS
ASHURST
KENT
TN3 9SY**

A Three Bedroom Semi-Detached Property with Front and Rear Gardens and Single Garage

EPC – Band F

OFFERS IN EXCESS OF £295,000

LOCATION

The property is situated in the hamlet of Stone Cross, approximately three quarters of a mile to the east of the village of Ashurst, with its mainline rail connection, and four miles to the west of Tunbridge Wells with extensive shopping and leisure facilities.

DESCRIPTION

2 Manor Court Cottages is a semi-detached period property arranged over three floors and of brick construction, beneath a clay tile roof with tile hung upper elevations and a single storey rear extension of brick construction beneath a clay tile roof.

The property has off-street parking and an attached single garage of brick construction beneath a tile roof.

Internally, the accommodation comprises:

GROUND FLOOR

Entrance Hall with stairs to First Floor and doors to:

Sitting Room (11' 8" x 10' 7") with open fireplace, with brick surround, night storage heater and fitted cupboard.

Dining Room (11' 7" x 9' 8") with laminate floor covering, wood burning stove, night storage heater, under stairs storage cupboard and door to:

Kitchen (7' 11" x 6' 5") with laminate floor covering, fitted worktops with units above and below with inset stainless-steel sink, space for refrigerator and cooker, door to outside and further doors to:

Storage Cupboard with shelving and space for washing machine.

Bathroom with part tiled part timber paneled walls, bath with electric shower over, WC, wash basin, electric heater and extractor fan.

FIRST FLOOR

Stairs lead from the Entrance Hall to the **First Floor Landing** with doors to:

Bedroom 1 (Double) (12' x 11') with night storage heater and under stairs storage cupboard.

Bedroom 2 (Double) (10' 9" x 7' 11") with night storage heater, fitted cupboard and under stairs storage cupboard.

Stairs lead from First Floor Landing to:

SECOND FLOOR

Bedroom 3/Attic Room (12' x 7' 2") with under eaves storage and hot water tank with immersion heater.

OUTSIDE

The property benefits from front and rear gardens both of which are laid to lawn. To the east of the property is a tarmac driveway leading to an attached single garage with parking for one car.

SERVICES

The property is connected to mains water and electricity with a shared private drainage system the location of which is shown by the blue cross on the Boundary Plan. Heating is provided by solid fuel stoves and night storage heaters (not checked or tested).



ACCESS

The property is accessed directly from Ashurst Road (A264) over a tarmac driveway leading to the rear of the property.

LOCAL AUTHORITY

Tunbridge Wells Borough Council.

OUTGOINGS

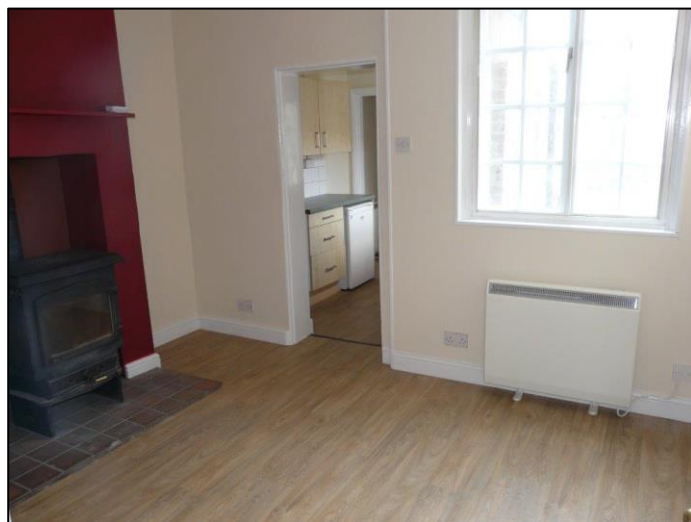
Council Tax Band D

TENURE

The property is offered for sale freehold with vacant possession upon completion.

DIRECTIONS

From Ashurst Station, head north and turn right onto Ashurst Hill (A264). Head east on the A264 for approximately one mile and after sharp right-hand bend, the driveway serving the cottage will be found on the right-hand side.



VIEWINGS

Strictly by appointment with the Vendor's Sole Agents, BTF Partnership – Telephone: 01435 864455.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easement and all wayleaves whether referred to or not within these particulars.

Please note - The route of the water pipe supplying the property is shown by the blue line on the Boundary Plan. In addition, the waste pipe draining to the sewage treatment plant is shown by the green and pink lines on the Boundary Plan.

The freeholder is responsible for repairing / maintaining the waste pipe shown by the green line and there is a split liability with the freehold owner of 1 Manor Court Cottages to repair / maintain the waste pipe shown by the pink line, the sewage treatment plant shown by the blue cross and the electricity cable serving this.

The purchaser will be granted a Right of Way over the tarmacadam driveway, shown shaded brown on the Boundary Plan, and there will be a shared repairing obligation for this. Please contact the Agent's for further information.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.



AGENT'S NOTES

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

FIXTURES AND FITTINGS

The fixtures and fittings mentioned in the description of the property will be included in the sale. All other fixtures and fittings are to be excluded but may be available for sale by separate negotiation.

PURCHASER IDENTIFICATION

In accordance with Anti Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and address of purchasers.



FLOOR PLAN

