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- 2 Bedroom End Terraced Home
- Sought After Village Location
- Double Glazing, Oil Central Heating
- Re-Fitted Kitchen & Bathroom
- On Street Parking
- Energy Efficiency Rating: D

**Mary Days, Goudhurst**

**£300,000**

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### 3 Mary Days, Goudhurst, Cranbrook, TN17 1BA

This spacious two double bedroom end terraced home is situated at the end of a no through road occupying an elevated position allowing far reaching views from the first floor of the surrounding countryside. The property's other features include double glazed windows and doors, oil fired central heating via radiators, a re-fitted kitchen/dining room with a comprehensive range of units and integrated appliances. At first floor there are two double bedrooms and a bathroom re-fitted with a modern white suite and metro style wall tiling. Externally the property's corner position provides good size front and rear gardens with parking available in the street and a possibility subject to Parish Council's approval of being able to take over a rented garage situated in block close by. Properties within this very desirable village are always extremely sought after and therefore we have no hesitation in recommending an early appointment to view to avoid disappointment.

The accommodation comprises. Double glazed entrance door to:

#### **ENTRANCE PORCH:**

Tiled floor, double glazed door with side window to:

#### **ENTRANCE HALL:**

Tiled floor, telephone point, single radiator. Cupboard containing fuse board.

#### **SITTING ROOM:**

Laminate wood flooring, wall lighting, power points, double radiator, central heating thermostat, understairs storage cupboard. Window to front. Door to:

#### **KITCHEN/DINING ROOM:**

Re-fitted with a range of panelled wall and base units with wood block effect work surfaces. Enamel one and a half bowl single drainer sink unit with antique style mixer tap. Integrated dishwasher, microwave and fridge freezer. Electric oven and hob with filter hood above. A further cupboard contains the floor standing 'Grant' oil fired boiler with space and plumbing above for the washing machine. Tiling adjacent to the worktops, tiled floor, ceiling downlighting, single radiator, central heating time clock. Windows to rear and side and double glazed door leading to the garden.

Stairs from entrance hall to **FIRST FLOOR LANDING:**

Wood flooring, single radiator, built-in storage cupboard with shelving. Access to loft space with ladder. Window to side.

#### **BEDROOM 1:**

Window to front with far reaching views towards the surrounding countryside, wood flooring, single radiator, power points.



**BEDROOM 2:**

Window to rear, wood flooring, single radiator, power points.

**BATHROOM:**

Modern white suite comprised of a shower/bath with mixer tap and electric shower over, tiled shower area and surrounding walls, glazed shower screen, wash hand basin with mixer tap and storage beneath, low level WC. Tiled floor, chrome towel rail/radiator. Window to rear.

**OUTSIDE REAR:**

Concrete pathway and patio area with steps leading up to the garden being mainly laid to lawn with flower border and a combination of fence and conifer hedging to provide privacy. Outside tap and light. Oil storage tank. Pedestrian gates giving access to rear and side.

**OUTSIDE FRONT:**

Corner garden being mainly laid to lawn, raised vegetable planters. Path to entrance and side.

**PARKING:**

On street parking with the current vendors renting a garage en bloc close by from the Goudhurst Parish Council which may be able to be transferred subject to making independent enquires of the Parish Council.

**SITUATION:**

The property is approximately 0.2 miles distance from the village centre of the sought after village of Goudhurst which offers a wide variety of shops including a bakers, pharmacy, newsagent incorporating a post office, hairdressers, doctors surgery, veterinary surgery and local pubs and restaurants. There is an excellent local primary school and access to a wide selection of state and independent schools. The main line stations are at nearby Paddock Wood, Marden and Staplehurst offering regular trains into London with the A21 providing road access to the M25 motorway to the north and south.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

C

**VIEWING:**

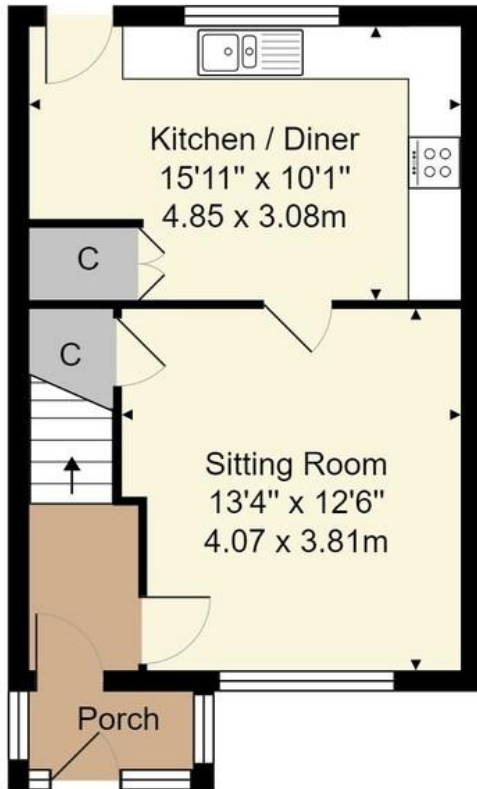
By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

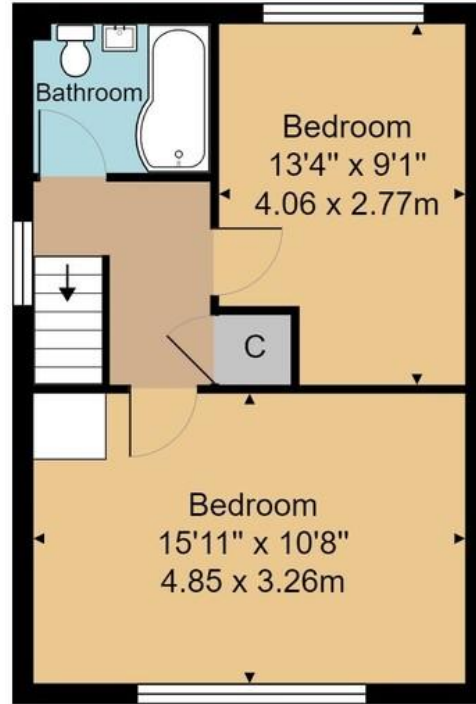
Broadband Coverage search Ofcom checker  
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Services - Mains Water, Electricity & Drainage  
Heating - Oil Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B2 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 789 ft<sup>2</sup> ... 73.3 m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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