



2 Forge Cottage The Street, Great Chart

Offers in Region of £275,000

2 Forge Cottage The Street

Great Chart, Ashford

A charming semi-detached cottage formally the Great Chart Village Forge, benefiting from 2 good sized bedrooms and being offered chain free.

Council Tax band: B

Tenure: Freehold

- Popular Great Chart Village Location
- Pretty 2 Bedroom Cottage
- NO ONWARD CHAIN
- First floor Bathroom
- Modern Kitchen/Diner
- Former Village Forge



Kitchen/Diner

12' 12" x 12' 12" (3.96m x 3.96m)

13'09" x 13'05" (max measurements) The property is accessed via a part glazed UPVc door which leads into the dining part of the kitchen/diner with window to side. The modern fitted kitchen offers a range of cupboards and drawers beneath work surfaces, there is a 4 ring gas hob with extractor fan over and low level oven, d/g window to side and inset spot lights. A cupboard houses the wall mounted boiler and there is also space and plumbing for washing machine and d/g window to side.

Lounge

12' 12" x 8' 12" (3.96m x 2.74m)

With pretty exposed beams and stairs leading to first floor, there is a d/g window to side and open fire place. Also a radiator, wall mounted lighting and carpeted flooring.

Landing

Exposed beams and carpeted.

Bedroom

13' 12" x 7' 12" (4.27m x 2.44m)

Carpeted with radiator, d/g window to rear with views over open farm land and exposed beams.

Bedroom

10' 12" x 8' 12" (3.35m x 2.74m)

With d/g window to side, exposed beams, carpeted and radiator.

Bathroom

8' 12" x 7' 12" (2.74m x 2.44m)

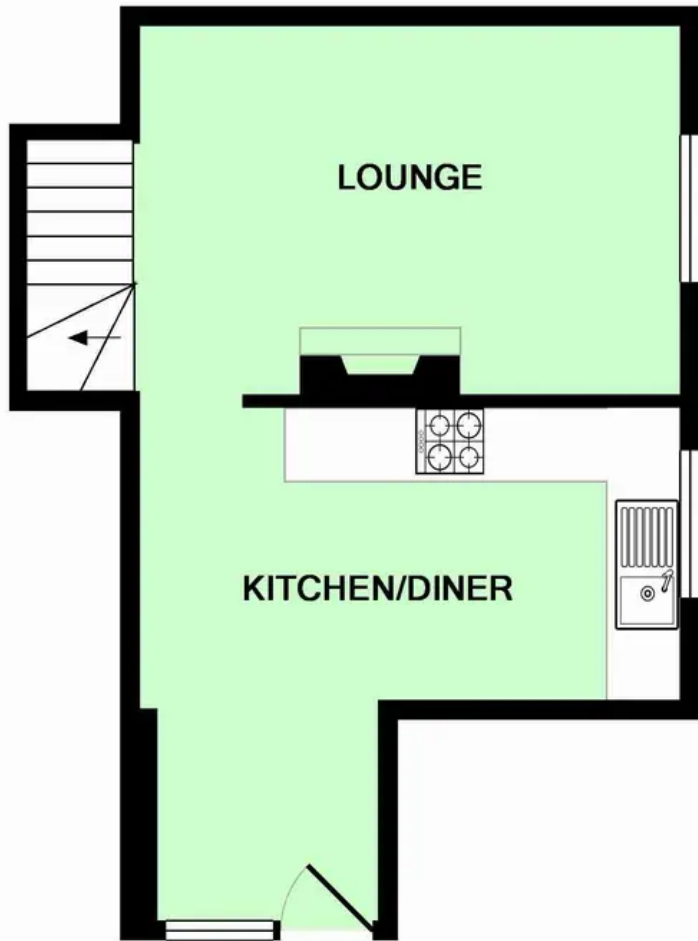
Modern white suite comprising low level wc, wash hand basin with vanity cupboards under, obscure d/g window to side, exposed beams, panelled p-shaped bath with shower screen mixer tap and shower attachment, towel radiator.



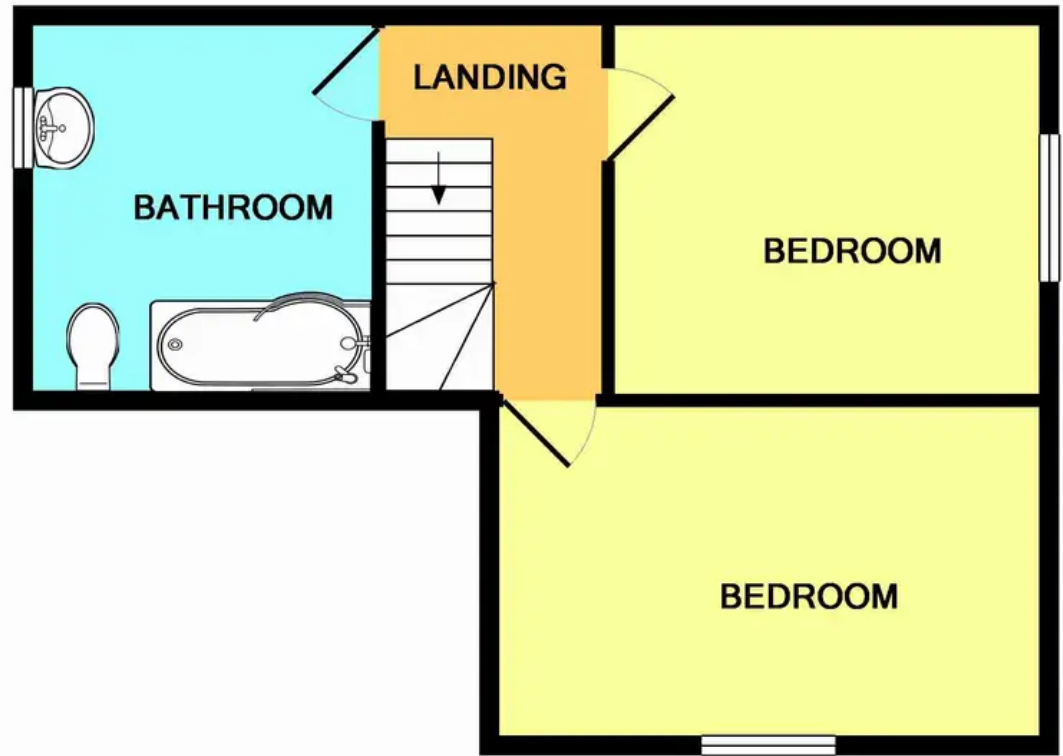
GARDEN

The property is access via a cobbled stone foot path from the main village road with takes you through the court yard garden of number 1 forge cottages. The garden is mostly paved with flower and shrub borders,





Ground Floor



1st Floor

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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