



The Row, Ruckinge

Ashford, Kent, TN26



DESCRIPTION

A charming one bedroom character cottage set in an elevated position in the rural village of Ruckinge. The attractive accommodation comprises a living room, kitchen, double bedroom and a bathroom. This property benefits from period features, double glazing and attractive front and rear gardens. No forward chain.

LOCATION

The village of Ruckinge lies on the ancient Saxon Shore overlooking the Royal Military Canal and Romney Marsh. The nearby villages of Hamstreet, Aldington, Mersham and offer further amenities including primary schools and shops. A wider range of amenities are found at the nearby town of Ashford. Ashford International station provides a high speed rail service to London St Pancras in just 37 minutes, whilst the nearby M20 motorway provides access to London and the motorway network.

Services: Mains electricity, water and drainage

Tenure: Freehold

Council Tax: Band B

Local Authority: Ashford Borough Council

EPC: E

Flood Risk: Very Low (source Gov.UK)

Mobile Phone Signal: Yes

Broadband: Standard 5 Mbps / Superfast 80 Mbps (source OFCOM)

Right of Way: There is a pathway behind the cottage providing a pedestrian right of way for neighbours and also access to the road.





Upvc front door with double glazed panel to:

Living Room Attractive fireplace with timber mantle shelf, electric stove style heater and a built-in cupboard to the side. Exposed beams. Wall mounted electric heater. Wall light points.

Kitchen Floor and wall mounted kitchen storage units with stainless steel sink and drainer. Tiled splash backs. Space and plumbing for a washing machine. Electric cooker. Space for a fridge freezer. Exposed beams. Ceiling spotlights.

Stairs to First Floor Landing Access to the roof void. Airing cupboard housing factor lagged hot water cylinder with electric immersion heater, linen shelves.

Bedroom Wall mounted electric heater. Integral wardrobe cupboard with rail and shelves.

Bathroom White suite comprises pedestal wash hand basin, low level close coupled wc, bath with electric shower over. Part tiled walls and splash backs. Electric towel heater. Wall mounted electric fan heater. Extractor fan. Built in cupboard.

Outside The rear garden is mostly laid to lawn and planted with shrubs and bushes. There is a patio area and a timber tool shed. Block built shed which provides access to the rear garden.

The front garden is laid to lawn with a trees and hedge. Outside light.



Agents Notes

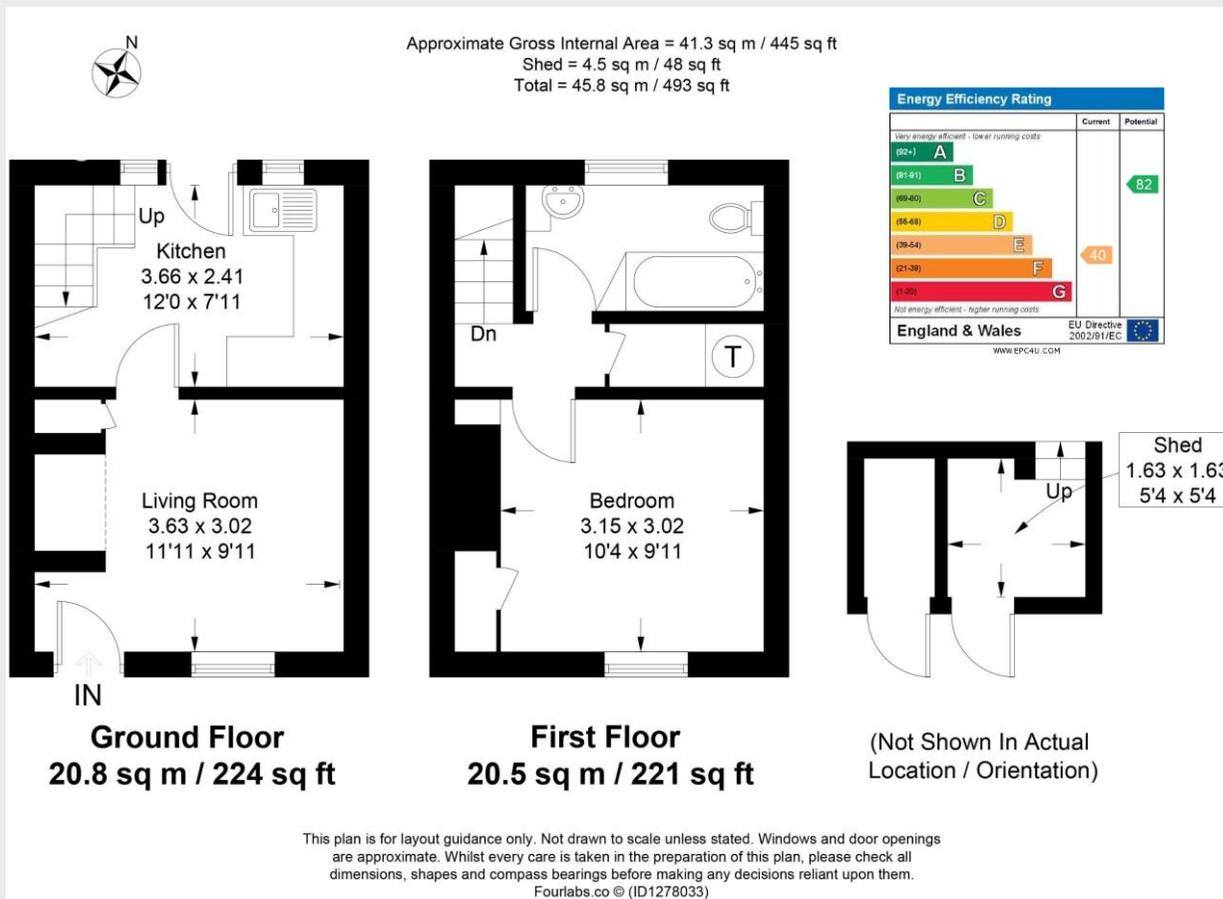
Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part' of the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.





KENT &
EAST SUSSEX



angela-hirst.com

admin@angela-hirst.co.uk

t: 01233 731177 / 0845 521 1980

The Estate Office, Warehorne Road, Hamstreet, Ashford. TN26 2JW
 The Estate Office, Palm Tree Farm, Upper Hardres, Canterbury. CT4 6EJ