

Shaw Rabson & Co

ESTATE AGENTS - LETTINGS AGENTS



8 Wells Close, New Romney, TN28 8XS

**Asking Price
£225,000**

- 2 BEDROOMS
- BACK GARDEN
- NO ONWARD CHAIN

- TERRACED HOUSE
- PARKING SPACE
- CLOSE TO LOCAL AMENITIES

Full description

A two bedroom mid terrace house located within easy access to local amenities and a short distance to the sea.

Entrance into the lounge which has stairs to the first floor with under stairs space. Modern kitchen and access to the garden. On the first floor is two bedrooms and bathroom. The property benefits from UPVC windows and doors, gas central heating. There is one allocated parking space.

The garden is to the rear of the property which is mainly laid to lawn.

LOUNGE

15'6" x 11'7" (max approx)

UPVC front door. Carpet. Radiator. Fuse box. BT Socket. Thermostat. Vertical blind. Stairs to first floor.

KITCHEN

9'1" x 11'6" (max approx)

Cupboard and drawers under and matching over. Stainless steel sink and drainer. Isis gas cooker. Worcester boiler. Space for washing machine. Space for fridge/freezer. Venetian blinds. Vinyl flooring. Back door to garden.

BEDROOM

13'6" x 11'7" (max approx)

Carpet. Radiator. Vertical blinds. Loft hatch

BEDROOM

10'11" x 5'8" (max approx)

Carpet. Radiator. Vertical blinds.

BATHROOM

8'1" x 5'7" (max approx)

Matching white suite. Bath with shower over. Hand basin. W/C. Vinyl flooring. Cupboard with shelving and housing water tank.

OUTSIDE

Steps down to the garden. Small patio. Laid to lawn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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