



Bow Terrace, Watlingbury, Kent, ME18 5DW

Guide Price £300,000

When experience counts...

est. 1828
bracketts

Offered for sale is this charming cottage situated in a central village location. Situated in the ever popular and delightful village of Wateringbury this well presented two bedroom terraced house is located close to local amenities and less than half a mile from the station. This property is perfect for anyone from investment to first time buyers. Internally, the property comprises entrance, sitting room with feature exposed brick fireplace, kitchen / breakfast room and a ground floor bathroom. To the first floor there are two double bedrooms Externally there is a low maintenance garden with a raised decked terrace providing access to rear. Offered with no onward chain. We strongly recommend an early internal viewing to avoid disappointment.

Two Bedrooms

Period Terraced Property

Sitting Room With Feature Fire

Kitchen / Breakfast Room

Ground Floor Bathroom

Two Bedrooms to First Floor

Low Maintenance Rear Garden,
Raised Deck Terrace

Central Village Location

Close to Local Amenities

No Onward Chain





LOCATION: Waterringbury

Bow Terrace is conveniently situated in the heart of Waterringbury village, with its local post office and shops. Also within close driving distance are Kings Hill, West Malling and Paddock Wood, all with excellent ranges of amenities. West Malling is one of the most attractive small towns in mid-Kent with a wide main street, lined on each side by a fine collection of shops and eateries. Kings Hill is a modern village with multiple supermarkets, eateries, a David Lloyd Leisure Centre, golf course and much more. There are doctors surgeries in both Waterringbury and King Hill.

Maidstone, Tunbridge Wells, Tonbridge and Sevenoaks town centres all provide an extensive and wide range of leisure and shopping facilities.

For the commuter, you have Waterringbury train station serving London Charing Cross/Cannon Street via Paddock Wood/Tonbridge and St Pancras via Maidstone West. West Malling station serves London Victoria/London Charing Cross directly. The M20 motorway is accessible either via Wrotham Heath Junction 2 or Leybourne Junction 4.

Local primary schools include Waterringbury and Mereworth. There are Grammar Schools for both boys and girls in Tonbridge and Maidstone.

ADDITIONAL INFORMATION:

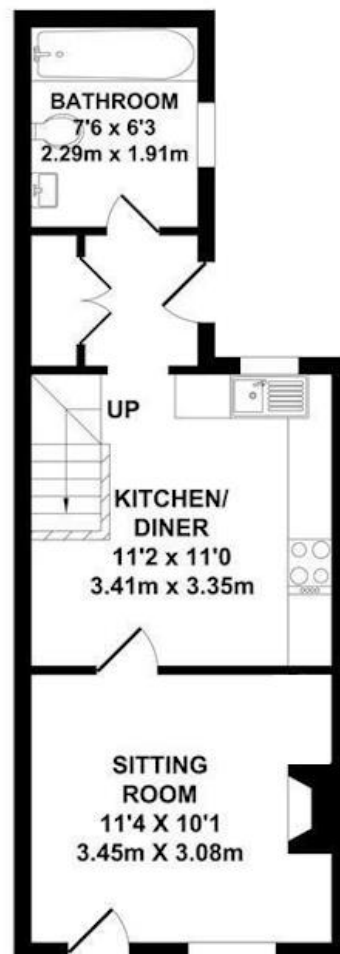
Council Tax Band C

Double Glazed Windows

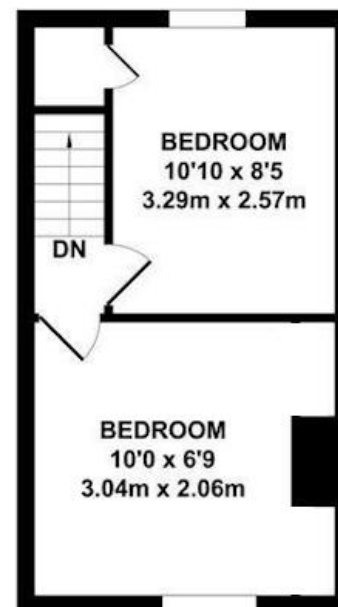
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
324 SQ.FT.
(30.14 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
242 SQ.FT.
(22.52 SQ.M.)

TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.66 SQ.M.)

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.