

**RUSH  
WITT &  
WILSON**



**3 Jubilee Field, Wittersham, Tenterden, Kent TN30 7PF  
Offers In The Region Of £285,000**

Rush Witt & Wilson are pleased to offer this well-presented mid terrace family home located in the heart of the popular village of Wittersham.

The spacious accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, living/dining room with log burning stove, kitchen and conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside are gardens to the front and rear.

For further information and to arrange a viewing please call our Tenterden office on 01580762927.

#### **Entrance Hallway**

With obscured glazed entrance door and window to the front elevation, stairs rising to the first floor with recessed storage area beneath, large 'walk-in' fitted storage cupboard with shelving, wall mounted electric radiator and doors to:

#### **Cloakroom**

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back and obscured glazed window to the front elevation.

#### **Living/Dining Room**

21'8 x 11'6 max (6.60m x 3.51m max)  
Being double aspect with windows to the front and rear elevations, feature fireplace with inset log burning stove which heats the heating/hot water system (please note you are able to also heat the water independently of the log burner from the immersion tank in the airing cupboard on the landing), two radiators and archway through to:

#### **Kitchen**

12'5 x 8'5 (3.78m x 2.57m)

Fitted with a range of white shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drainage unit and tiled splash-back, inset four ring hob, upright unit housing integrated double oven, space and point for free-standing fridge/freezer, tiled flooring, window to rear and door to:

#### **Conservatory**

22'1 x 6'3 (6.73m x 1.91m)

With two windows to the rear elevation, glazed double doors allowing access to the garden, range of fitted cupboard base units with wall mounted cupboards, work surface with inset stainless steel sink/drainage unit and tiled splash-back, space and plumbing for washing machine, space and point for tumble dryer and tiled flooring.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, access to loft space, fitted airing cupboard housing insulated hot water tank and doors to:

##### **Bedroom 1**

11'6 x 11'5 (3.51m x 3.48m )

With window to the front elevation and small fitted wardrobe.

##### **Bedroom 2**

11'5 x 9'10 (3.48m x 3.00m)

With window to the rear elevation and radiator.

##### **Bedroom 3**

9'11 x 8'6 (3.02m x 2.59m)

With window to the rear elevation and radiator.

#### **Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap and hand held shower attachment, part tiled walls, radiator and obscured glazed window to the front elevation.

#### **Outside**

##### **Garden**

To the front is a gravelled area of garden with picket fencing/gate to the front boundary and a stepping stop pathway to the front door.

The rear garden is predominantly paved and boarded with a range of established beds planted with a mixture of mature shrubs, roses and a array of seasonal flowers, there is also a timber summerhouse and gated rear access.

#### **Agent Note**

Council Tax Band: C

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(57-68) <b>D</b>		
(45-54) <b>E</b>		
(31-44) <b>F</b>		
(1-30) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(57-68) <b>D</b>		
(45-54) <b>E</b>		
(31-44) <b>F</b>		
(1-30) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

