



5 Lloyds Green, Wittersham, Tenterden, Kent TN30 7NX
Offers In The Region Of £290,000

Rush Witt & Wilson are pleased to offer this well-proportioned semi-detached family home in need of refurbishment/modernisation located in the sought after village of Wittersham.

The accommodation is arranged over two floors and comprises of a entrance porch, hallway, kitchen, dining room and living room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property enjoys gardens to the front and rear, the latter being of a good size.

Offered to the market CHAIN FREE. An internal inspection is highly recommended. For further information and to arrange your viewing please call our Tenterden office on 01580 762927.

Entrance Porch

2'6 x 4'6 (0.76m x 1.37m)

Part glazed entrance door to the front elevation, windows to both sides, wood effect tile flooring, part obscure glazed door leading through to:

Hallway

13'6 x 6'9 (4.11m x 2.06m)

Obscure glazed window to the side elevation, stairs rising to the first floor with a range of fitted cupboards beneath, radiator, door leading through to:

Kitchen

8'1 x 13'3 (2.46m x 4.04m)

Window to the rear elevation overlooking the garden, part obscure glazed door to the side elevation, fitted with a range of wooden traditional style cupboard and drawer base units with matching wall mounting cupboards, complimenting worksurface, tiled splashback, inset stainless steel sink unit with side drainer, inset Calor gas four burner hob with extractor canopy above, upright unit housing integrated double oven, space and plumbing for washing machine, floor

standing oil fired boiler, part wood panelled walls, range of display shelving, archway leading through to:

Dining Room

10'2 x 8'3 (3.10m x 2.51m)

Window and part glazed door to the rear elevation allowing views and access onto the garden, wood effect flooring, radiator with wooden decorative cover, archway leading through to:

Living Room

11'4 x 14'7 (3.45m x 4.45m)

Windows to the front elevation, wood effect flooring, range of fitted shelved storage, radiator with decorative wooden cover, feature fireplace with inset log burning stove.

First Floor

Landing

Window to the side elevation, fitted storage cupboard, doors off to the following:

Bedroom One

8'6 x 14'9 (2.59m x 4.50m)

Windows to the rear elevation, radiator, wood effect flooring, fitted wardrobe, airing cupboard housing insulated hot water tank.

Bedroom Two

11'2 x 12'1 (3.40m x 3.68m)

Windows to the front elevation, access to loft space, radiator, range of fitted wardrobes.

Bedroom Three

8'1 x 9'7 (2.46m x 2.92m)

Window to the front elevation, radiator.

Family Bathroom

Obscure glazed window to the rear elevation, fitted with a white suite comprising low level wc, wooden vanity unit with inset wash hand basin and cupboard beneath,

panel enclosed bath with power shower above, fully tiled walls, radiator, wood effect flooring.

Outside

Gardens

To the front of the property is a generous residents parking area with a pathway leading to an area of lawned garden enclosed with picket fencing, a paved patio area extending to the side of the property and across the rear offering space for outside dining and entertaining, this leads to a good sized level area of lawn, bordered on both sides with beds planted with a mixture of shrubs, seasonal flowers and roses, two timber storage sheds, gated rear access.

Agents Note

Please note this property is of steel frame construction.

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.

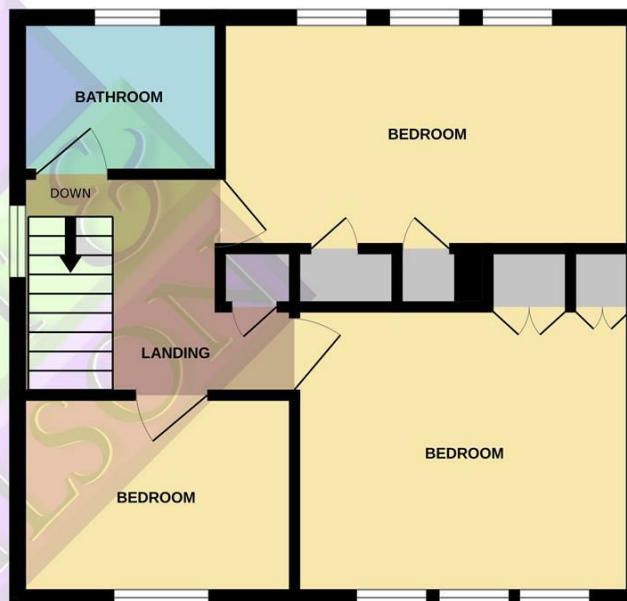
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and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

Council Tax Band - C

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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) A		
(81-91) B		
(69-80) C		
(57-68) D		
(45-54) E		
(31-44) F		
(13-30) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(57-68) D		
(45-54) E		
(31-44) F		
(13-30) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

