

3 Lloyds Green, Wittersham, Kent TN30 7NX
Offers In The Region Of £295,000 - FREEHOLD

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

The accommodation is arranged over two floors and comprises of a entrance hallway, kitchen, dining room, living room, utility area and cloakroom on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property enjoys a generous front garden offering potential to create off road parking (subject to necessary permissions) and good sized established rear gardens.

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 Hall
9'10 x 5'10 (3.00m x 1.78m)

Dining Room
9'10 x 10'9 (3.00m x 3.28m)

Living Room
16'5 x 9'3 (5.00m x 2.82m)

Kitchen
13'2 x 5'11 (4.01m x 1.80m)

Utility Room
6'4 x 5'2 (1.93m x 1.57m)

Hallway
6'4 x 3'6 (1.93m x 1.07m)

WC
6'3 x 2'9 (1.91m x 0.84m)

First Floor

Landing

Bedroom
9'10 x 13'9 (3.00m x 4.19m)

Bedroom
9'7 x 9'2 (2.92m x 2.79m)

Bedroom
6'6 x 10'10 (1.98m x 3.30m)

Bathroom
6'7 x 5'10 (2.01m x 1.78m)

Agents Note

Please note we are advised the property was underpinned is 1992.

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy


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Floor 0



Floor 1



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Approximate total area(1)

85.6 m²

921 ft²

Reduced headroom

1.5 m²

16 ft²

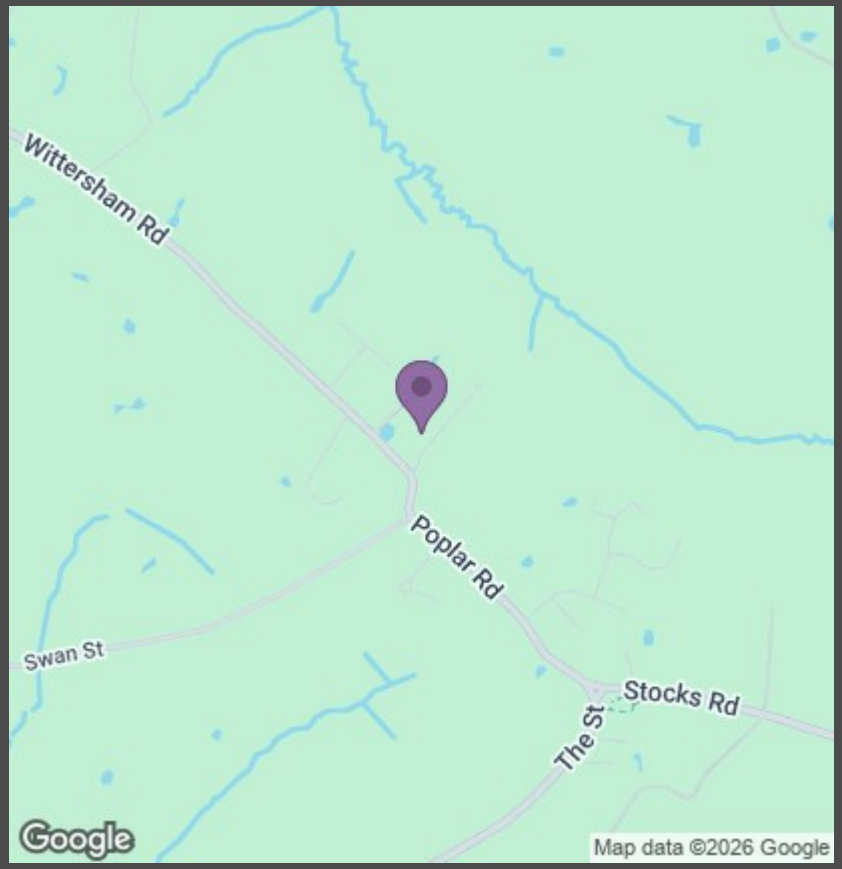
(1) Excluding balconies and terraces

Reduced headroom

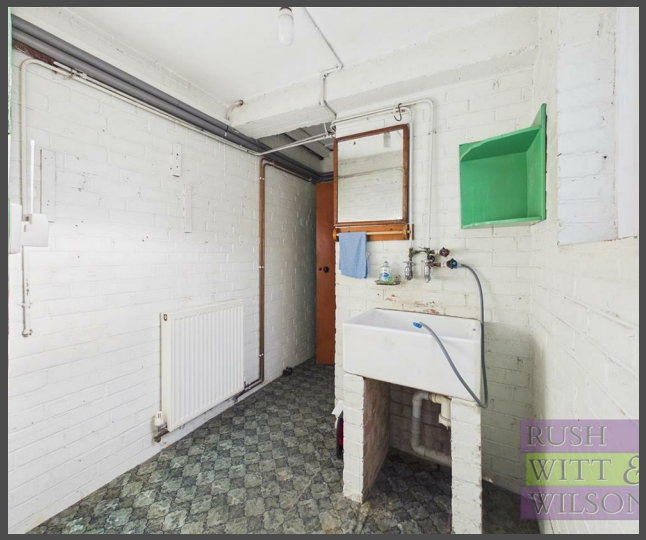
..... Below 1.5 m/5 ft

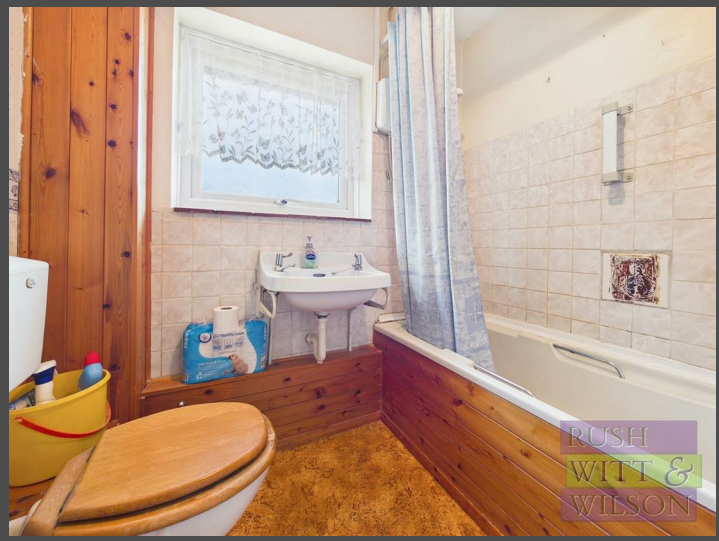
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

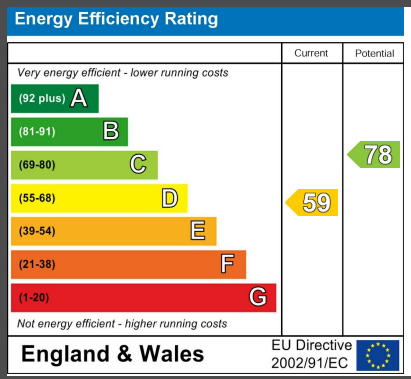
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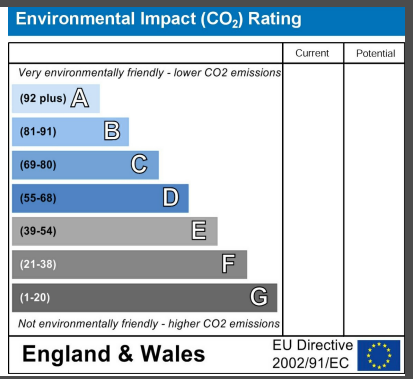












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