

**RUSH  
WITT &  
WILSON**



**12 Jubilee Field, Wittersham, Kent TN30 7PF  
Offers In The Region Of £260,000**

Rush Witt & Wilson are pleased to offer this well-proportioned end of terrace home located in the heart of the popular village of Wittersham. The accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, living/dining room and kitchen/breakfast room on the ground floor. On the first floor are three generous bedrooms and the family bathroom. Outside the property benefits from an enclosed rear garden with a generous patio and decked terrace, there is also a residents parking area (non-allocated). Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580762927

#### **Entrance Hallway**

With part obscured glazed entrance door to the front elevation, stairs rising to the first floor with deep recessed storage area beneath, wall mounted electric storage heater, 'walk-in' fitted coat/storage cupboard and doors leading to:

#### **Cloakroom**

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin, part tiled walls, tiled flooring and obscured glazed window to the side elevation.

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

21'7 max x 11'4 max (6.58m max x 3.45m max)

Being double aspect with windows to the front and rear elevations, part glazed sliding door from the entrance hallway, wood effect laminate flooring and two wall mounted electric storage heaters.

#### **Kitchen/Breakfast Room**

12'4 x 8'4 (3.76m x 2.54m)

Fitted with a range of modern style cupboard and

drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splash-backs, inset stainless steel sink/drain unit, inset four ring electric hob with stainless steel extractor canopy above, upright unit housing integrated electric oven, space and point for tumble dryer, space and plumbing for washing machine, space and point for free-standing fridge/freezer, wall mounted electric storage heater, window to the rear elevation and part obscured glazed door giving access to the garden.

#### **First Floor**

##### **Landing**

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

##### **Bedroom 1**

11'6 x 11'4 (3.51m x 3.45m)

With window to the front elevation, fitted wardrobe/storage cupboard and wall mounted electric storage heater.

##### **Bedroom 2**

11'4 x 9'10 (3.45m x 3.00m)

With window to the rear elevation and wall mounted electric storage heater.

##### **Bedroom 3**

9'11 max x 8'5 max (3.02m max x 2.57m max)

With window to the rear elevation and wall mounted electric storage heater.

##### **Family Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer

tap and fixed power shower above, part tiled walls, wall mounted electric fan heater and obscured glazed window to the rear elevation.

#### **Outside**

##### **Gardens**

To the front is a small area of lawned garden enclosed with picket fencing with a gated pathway to the front door and side gate allowing access through to:

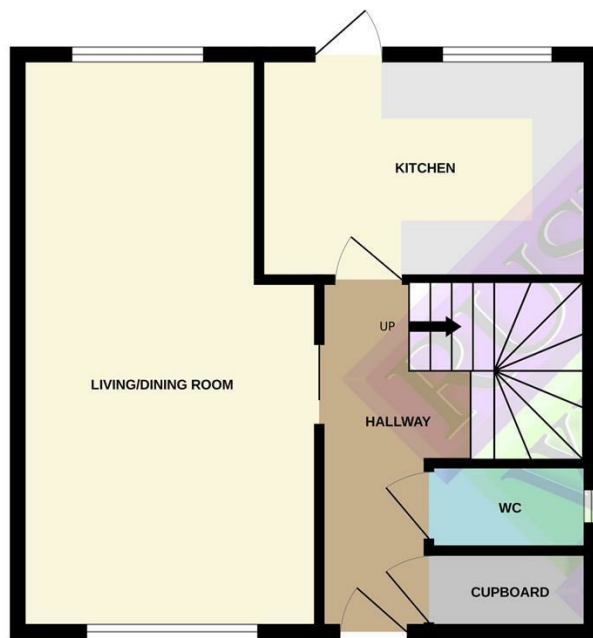
The rear garden is predominately laid to lawn with a paved patio abutting the rear of the property leading to a decked seating area offering space for outside dining and entraining, there is a useful brick-built garden store and timber shed. To the end of the terrace is a residents parking area (non-allocated).

#### **Agent Note**

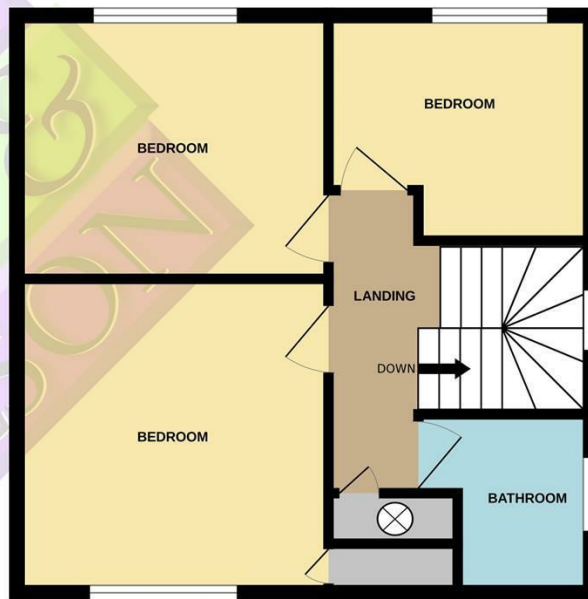
Council Tax Band: C

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



1ST FLOOR



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 |           |

| 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 |           |

