

**RUSH
WITT &
WILSON**



18 Forge Meads, Wittersham, Tenterden, Kent TN30 7PE
Offers In Excess Of £300,000

Rush Witt & Wilson are pleased to offer this well presented semi-detached home located in the heart of the sought after village of Wittersham

Having been beautifully renovated and improved over recent years by the current owners the accommodation is arranged over two floors comprising of an entrance hallway, kitchen/dining room and living room with log burning stove on the ground floor. On the first floor are two double bedrooms and the family bathroom. Outside the property benefits a good sized rear garden. Offered to the market CHAIN FREE.

An internal inspection of this delightful home is highly recommended, for further information and to arrange a viewing please call our Tenterden office.

Hallway

With composite entrance door to the front elevation, radiator, archway through to the living room and part glazed oak door to:

Kitchen/Dining Room

16'10 x 10'10 (5.13m x 3.30m)

Fitted with a range of modern grey gloss cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock effect work surface with tiled splash-backs and inset stainless steel sink/drain unit, inset electric AEG induction hob and ceiling mounted stainless steel extractor canopy above, upright unit housing integrated AEG double oven, integrated full height fridge, integrated microwave, integrated dishwasher, space for table and chairs, radiator, wood effect flooring, recessed ceiling spotlights, windows to the front and rear elevations and part glazed door allowing access through to the garden.

Living Room

13'7 x 13'0 max (4.14m x 3.96m max)

With window to the front elevation, feature fireplace with slate tile hearth and inset log burning stove, radiator and oak door/stairs rising to the first floor.

First Floor

Landing

With stairs rising from the living room, window to the rear elevation, fitted airing cupboard housing insulated hot water tank, access to loft space and oak doors to:

Bedroom 1

13'7 x 13'1 max (4.14m x 3.99m max)

With window to the front elevation, radiator and fitted wardrobe.

Bedroom 2

10'11 x 10'7 (3.33m x 3.23m)

With window to the front elevation and radiator.

Family Bathroom

Fitted with a modern suite comprising dark wood vanity unit with low level W.C, inset wash-hand basin and fitted storage beneath, panelled bath with shower over, stainless steel heated towel rail, part tiled walls and obscured glazed window to the rear elevation.

Outside

Gardens

To the front a pathway proceeds to the front door being bordered on both sides with artificial lawn and low level white picket fencing to the front/side boundary. Gated side access leads to:

The rear garden is of a good size with a veranda abutting the rear of the house providing sheltered cover to the outside store which houses the oil fire

boiler and offers space and plumbing for the washing machine, to one end is a timber garden store with light and power as well as providing space and points for free standing appliances. A generous part pergola covered patio area provides space for outside dining and entraining which leads to an area of lawn with small pond being bordered with raised beds planted with an array of shrubs and seasonal flowers. To the end of the garden is a part paved/part gravelled area with a selection of raised vegetable beds, green house and timber garden store, both with light and power connected. Gated rear access.

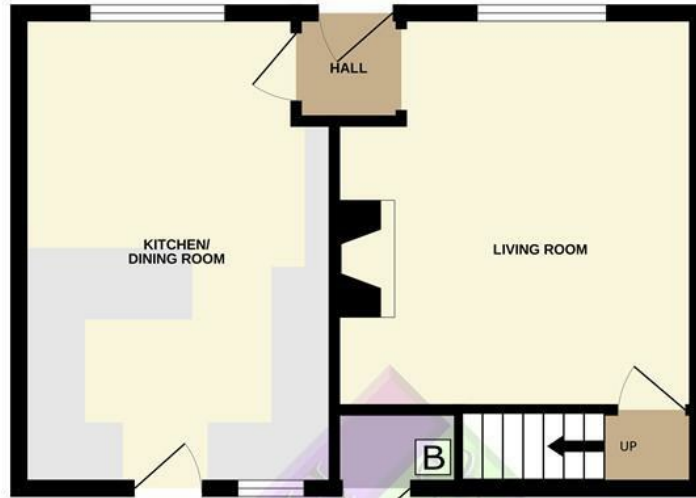
Agent Note

Council Tax Band: C

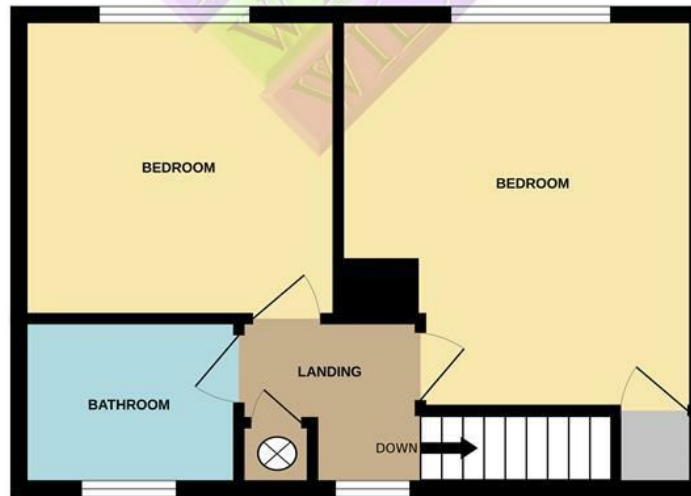
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned 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
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85-91 A Energy efficient - lower running costs 79-84 B Decent energy efficiency - lower running costs 73-78 C Below average energy efficiency - higher running costs 67-72 D Energy inefficient - higher running costs 61-66 E Very energy inefficient - higher running costs 55-60 F Very energy inefficient - higher running costs 49-54 G		Very environmentally friendly - lower CO₂ emissions 35-47 A Environmentally friendly - lower CO₂ emissions 28-34 B Decent environmental performance - lower CO₂ emissions 22-27 C Below average environmental performance - higher CO₂ emissions 16-21 D Energy inefficient - higher CO₂ emissions 10-15 E Very energy inefficient - higher CO₂ emissions 5-10 F Very energy inefficient - higher CO₂ emissions 0-4 G	
Not energy efficient - higher running costs 66		Not environmentally friendly - higher CO₂ emissions 62	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

