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6 Morella Walk, Lenham, Kent. ME17 2JX.

£280,000 Freehold

Property Summary

"There is so much potential with this well proportioned family home". - Matthew Gilbert, Branch Manager.

Available to the market is this end of terraced house located on a popular residential development within Lenham village.

The property comprises of an entrance hall, open plan kitchen/dining room, lounge and WC.

To the first floor there are three bedrooms and a family bathroom. Externally there is a front and rear garden and a garage situated en bloc.

This home is in need of some remedial work but does benefit from double glazing throughout and a modern gas boiler. So please book a viewing to avoid disappointment.

Features

- Three Bedroom End Of Terraced Home
- Downstairs WC
- Double Glazing Throughout
- EPC Rating: C
- Garage En Bloc
- Modern Gas Boiler
- No Forward Chain
- Council Tax Band C

Ground Floor

Double Glazed Entrance Door To

Hall

Stairs to first floor. Understairs space. Radiator. Cupboard.

Cloakroom

Double glazed frosted window to front. Hand basin. Low level WC. Radiator.

Living Room

11' 8" x 11' 3" (3.56m x 3.43m) Double glazed window to front. Radiator.

Dining Room

11' 5" x 10' 9" (3.48m x 3.28m) Double glazed patio doors to rear. Large storage cupboard with shelving. Radiator. Leads to

Kitchen

8' 1" x 7' (2.46m x 2.13m) Double glazed window. Modern range of base and wall units. Built in stainless steel oven. Gas hob with extractor over. Stainless steel 1.5 sink unit. Plumbing for washing machine. Fridge. Tiled floor.

First Floor

Landing

Access to loft with ladder and boarded. Airing cupboard housing wall mounted gas central heating boiler.

Bedroom One

14' 10" x 8' 10" (4.52m x 2.69m) Double glazed window to front. Radiator.

Bedroom Two

11' 6" x 10' 9" (3.51m x 3.28m) Double glazed window to rear. Radiator.

Bedroom Three

9' x 8' 6" (2.74m x 2.59m) Double glazed window to front. Radiator. Storage cupboard.

Bathroom

Double glazed frosted window to rear. Low level WC. Pedestal hand basin. Panelled bath with shower unit. Fully tiled. Radiator.

Exterior

Front Garden

Area laid to lawn with small fence to front. Path to front door.

Rear Garden

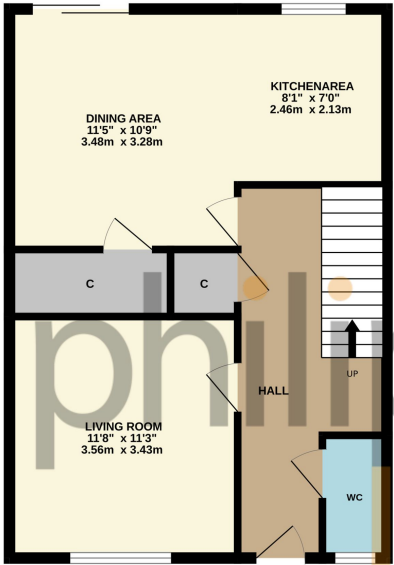
Measures approximately 50ft. Laid mainly to artificial lawn with brick block patio area. Further decking area to bottom of garden. Brick walls to two sides. Rear pedestrian access.

Garage

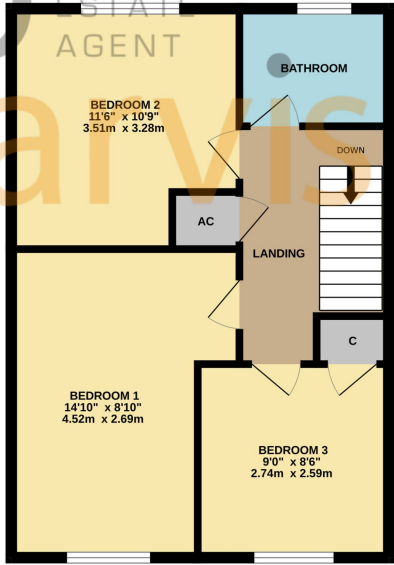
There is a garage found in the nearby block. Up and over door.



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+) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing Strictly By Appointment With



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

