

Ferris & Co



£1,350 pcm

Holding deposit equivalent to 1 week's rent on application



61 Grecian Street
Maidstone, ME14 2TS

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Charming Victorian terrace, part rendered with dressed ragstone and gothic reveals. Professionally refurbished to an exceptionally high standard, located on the favoured Northern outskirts of town, within half a mile of the Town Centre and mainline train station.

Situated in this well established and sought after position on the northern outskirts of the town approximately half a mile from the centre. The Aldi supermarket is also within 200 metres. Educationally the area is well served with the local North Borough and St Pauls School catering for infants and juniors. The town centre offers an excellent selection of amenities consistent with its county town status. Mote Park is within one mile and has 450 acres, boating lake, leisure centre and swimming pool.

ON THE GROUND FLOOR

ENTRANCE PORCH

Composite front door, partially glazed. Light.

LIVING / DINING ROOM 23' 3" x 13' 4" (max) (7.08m x 4.06m)

Continuous wood laminate flooring, two radiators, dual aspect windows with Southern and Northern aspects, feature fireplace surround, staircase to first floor with wooden balustrade, Door leading to stairs down to the cellar. Door leading to:

KITCHEN 14' 8" x 7' 0" (4.47m x 2.13m)

Newly fitted contemporary range of grained oak units in dove grey with complimenting work surfaces, tile effect vinyl flooring, stainless steel fittings, Beko fridge freezer, integrated oven, four gas burner hob with stainless steel upstand and extractor hood above. Chrome sink and mixer tap, metro tiling splashback. Worcester combi boiler. Two

windows, one to the side and one overlooking the garden. Side door out to garden.

CELLAR 22' 7" x 13' 3" (6.88m x 4.04m)

Twin chamber, service meters, modern consumer unit, electric, light and power.

ON THE FIRST FLOOR

LANDING

Built-in storage cupboard, over stairs storage cupboard, radiator and window to side.

BEDROOM 1 12' 0" x 13' 4" (3.65m x 4.06m)

Sash UVPC window with a Southern aspect, radiator.

BEDROOM 2 10' 10" x 7' 4" (3.30m x 2.23m)

Window to rear, radiator, floating shelf, wood laminate flooring.

BATHROOM 10' 0" x 7' 0" (3.05m x 2.13m)

White panelled bath, separate shower with marble effect aqua boarding, low level WC, wash hand basin, ceramic tiled splashback, mirror, radiator, dual windows to side and rear, tile effect vinyl flooring, extractor fan.

OUTSIDE

To the front of the property there is a walled boundary, concrete pathway leading to entrance, shingle and slate decorative area. To the rear of the property the garden measures 30ft, concrete patio area adjacent to house, steps leading to lawn area, decked seating area at the back, pedestrian rear access and steel storage shed.



DIRECTIONS

From our Penenden Heath office proceed in a southerly direction into Boxley Road, Grecian Street will be found sixth turning on the left opposite the Dog and Gun public house. The Property will be found some distance along the left hand side as indicated by our signboard.



TOTAL FLOOR AREA: 1117 sq ft (103.8 sq m) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, heights and any other facts are approximate and are not intended to be used for any other purpose. The seller, agent and equipment maker have not examined and no guarantee is given as to the accuracy of the floor plan.
Made with AutoCAD 2004

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

