

Ferris & Co



£1250 pcm

Holding deposit equivalent to 1 week's rent on application



37 Lacock Gardens
Maidstone, ME15 6GS

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Beautifully presented 2 bedroom terraced house located in a quiet cul de sac to the south of the town. Featuring modern fitted kitchen, lounge and cloakroom on the ground floor and 2 double bedrooms and shower room to the first floor. Garden and allocated parking to the rear. Benefitting from gas fired central heating and UPVC double glazing.

Maidstone is some one mile north of the property and offers an excellent selection of shops, two museums, theatre, county library and two railway stations connected to London. Educationally the area is well served with infant, junior and senior schools. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

ON THE GROUND FLOOR

ENTRANCE HALL

Composite entrance door with decorative glazed panels. Laminate floor. Stairs to first floor. Door to kitchen.

CLOAKROOM

Low level w.c. Wall hung wash hand basin with tiled splashback. Radiator. Laminate floor. Window to front. Consumer Unit.

KITCHEN

Modern fitted kitchen with a range of high and low level units having maple effect door and drawer fronts. Complementing working surfaces. Stainless steel sink with mixer tap. Hotpoint oven and grill with Whirlpool 4 burner gas hob and concealed extractor fan over. Space for fridge freezer, plumbing for washing machine. Window to front. Ceramic tiled floor, recessed downlighters.

LOUNGE/DINER

UPVC double glazed casement doors leading to garden. 2 radiators. Laminate flooring.

ON THE FIRST FLOOR

LANDING

White timber balustrade. Access to roof space with folding loft ladder.

BEDROOM 1

Window to rear overlooking garden. Built in wardrobes. Radiator.

BEDROOM 2

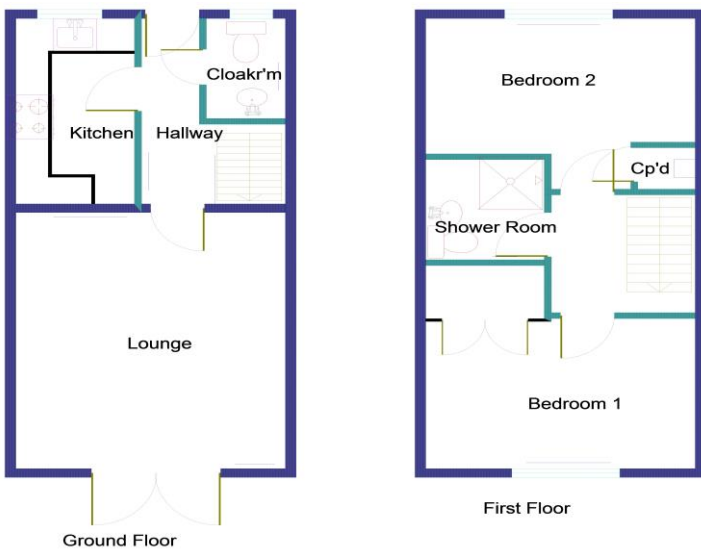
Window to front. Built in airing cupboard housing wall mounted Ideal gas fired boiler supply domestic hot water and central heating throughout. Radiator.

SHOWER ROOM

Corner shower cubicle with thermostatically controlled shower. Fully tiled walls. Pedestal wash hand basin with mixer tap. Low level W.C. Radiator. Laminate floor. Wall mounted mirror. Extractor fan. Recessed downlighters. Shower point.

OUTSIDE

To the front of the property there is a small low maintenance garden with decorative stone chippings. Water tap and meters cupboard. To the rear, the garden measures 35' with a northern aspect. Patio adjacent to the house, lawn and shrub borders. Fully fenced boundaries and rear pedestrian gate leading to allocated parking for one vehicle.



Floor Area 715sq' approximately
N.B Not to scale, for guidance only



DIRECTIONS

From Maidstone leave via Stone Street, a continuation of which is the Loose Road, turning right at the traffic lights into Armstrong Road, take the first turning into Enterprise Road. At the roundabout take the 2nd exit into Lacock gardens, follow the road round to the right. The property will be found on the right-hand side as indicated by our sign board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

