



£1450 PCM

Holding deposit equivalent to 1 weeks rent on application



48 Royston Road
Maidstone, ME15 8NT

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Great opportunity to buy this stunning 1930's semi detached bungalow. Refurbished and modernised to a high standard featuring a beautifully fitted kitchen with a full range of appliances. Luxury bathroom, two bedrooms, living room with adjacent conservatory and southern aspect, driveway with parking, low maintenance garden and 30ft to the rear with southern aspect. Garage. Gas central heating and UPVC double glazed windows.

Situated in a well established position in Bearsted which has excellent local amenities on the Ashford Road, within a quarter of a mile, with shops and Tesco Express, post office, chemist and medical centre. The village also boasts a beautiful village green, flanked gastro pubs and a mainline railway station connected to London. Maidstone town centre maybe easily accessed by regular bus services from the Ashford Road and is some two miles distant. The County town offers a wider selection of amenities including two museums, theatre, County library and two further railway stations connected to London.



ENTRANCE PORCH

Composite entrance door.

ENTRANCE HALL

Radiator.

LIVING ROOM 12' 0" x 11' 8" (3.65m x 3.55m)

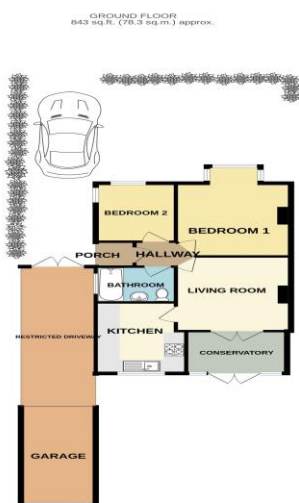
Double radiator. Double casement doors to:-

CONSERVATORY 11' 3" x 8' 7" (3.43m x 2.61m)

Enjoying a southern aspect. Radiator. Double casement doors leading to the garden.

KITCHEN 12' 0" x 9' 0" (3.65m x 2.74m)

Newly fitted kitchen with range of high and low level cupboards having white high gloss door and drawer fronts. Complementing working surfaces with stainless steel 1 & 1/2 bowl sink unit and mixer tap. Integrated oven and four burner electric hob with splashback and chimney style extractor fan above. Washing



TOTAL FLOOR AREA - 843 sq ft. (78.3 sq. m.) approx.
Whilst every effort has been made to ensure the accuracy of the above information, the Seller, the Agent and the Surveyor accept no liability for any errors or omissions. The 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 Vendor's confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.
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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 Vendor's confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

machine and fridge freezer. Window to rear overlooking the garden. Grey laminate style flooring. Radiator.

BEDROOM 1 12' 0" x 14' 10" (into bay) (3.65m x 4.52m)

Bay window to the front. Double radiator.

BEDROOM 2 10' 0" x 8' 0" (3.05m x 2.44m)

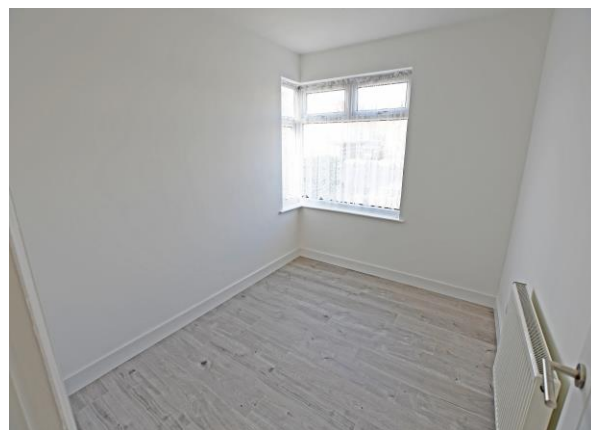
Window to front. Double radiator.

BATHROOM

Contemporary style white suite comprising panelled bath with mixer tap and hand shower, shower over bath and glass screen. Wall hung wash hand basin with mixer tap, low level W.C with concealed cistern. Fully tiled walls. Window to side.

OUTSIDE

To the front of the property is low maintenance with shingle, hedge boundary and driveway which narrows to the side of the house. The rear of the property measures 30' with a southern aspect. Patio adjacent to the house and lawn area. Garage. Fenced boundaries.



DIRECTIONS

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side. At the junction with Ashford Road, turn right heading towards Maidstone, taking the second turning on the left into Spot Lane. Turn first right into Royston Road and the property will be found immediately on the left.

Energy performance certificate (EPC)

48, Royston Road
Bearsted
MAIDSTONE
ME15 8NT

Energy rating

D

Valid until 26 August 2030

Certificate number

8230-7728-7510-1123-8226

Property type

Semi-detached bungalow

Total floor area

49 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)