



27 Goldthorne Close
Maidstone
ME14 5NX
Guide Price £220,000

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Vinters Park
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Description

Highly sought after first floor masionette, located on the fringe of this popular development. with excellent local amenities on the door step, The spacious well proportioned accommodation enjoys a southern aspect to the rear and extends to 650 square feet. Offered with a new lease, gas heating, double glazing, garage and an area of garden to the rear. Hallway, landing, living room, balcony, kitchen, 2 double bedrooms, bathroom. No service charge. Expected monthly rental £1200 per calendar month.

Location

The Vinters Park development is well established and conveniently placed with an excellent selection of local amenities including shops providing for everyday needs, together with community centre with pre-school and the adjacent Vinters Valley Nature Reserve with it's 9 acres. Educationally the area is well served with the local Eastborough, Valley Park and Invicta Schools, catering for infants, juniors and seniors. The town centre is approximately ½ mile distant and offers a more comprehensive selection of amenities consistent with it's County town status, including theatre, museum, county library, multi-screen cinema and excellent shopping facilities at Fremlins Walk. Mote Park is also ½ mile distant and 450 acres, boating lake, leisure centre and swimming pool. There are two railway stations in the town connected to London and the M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

B

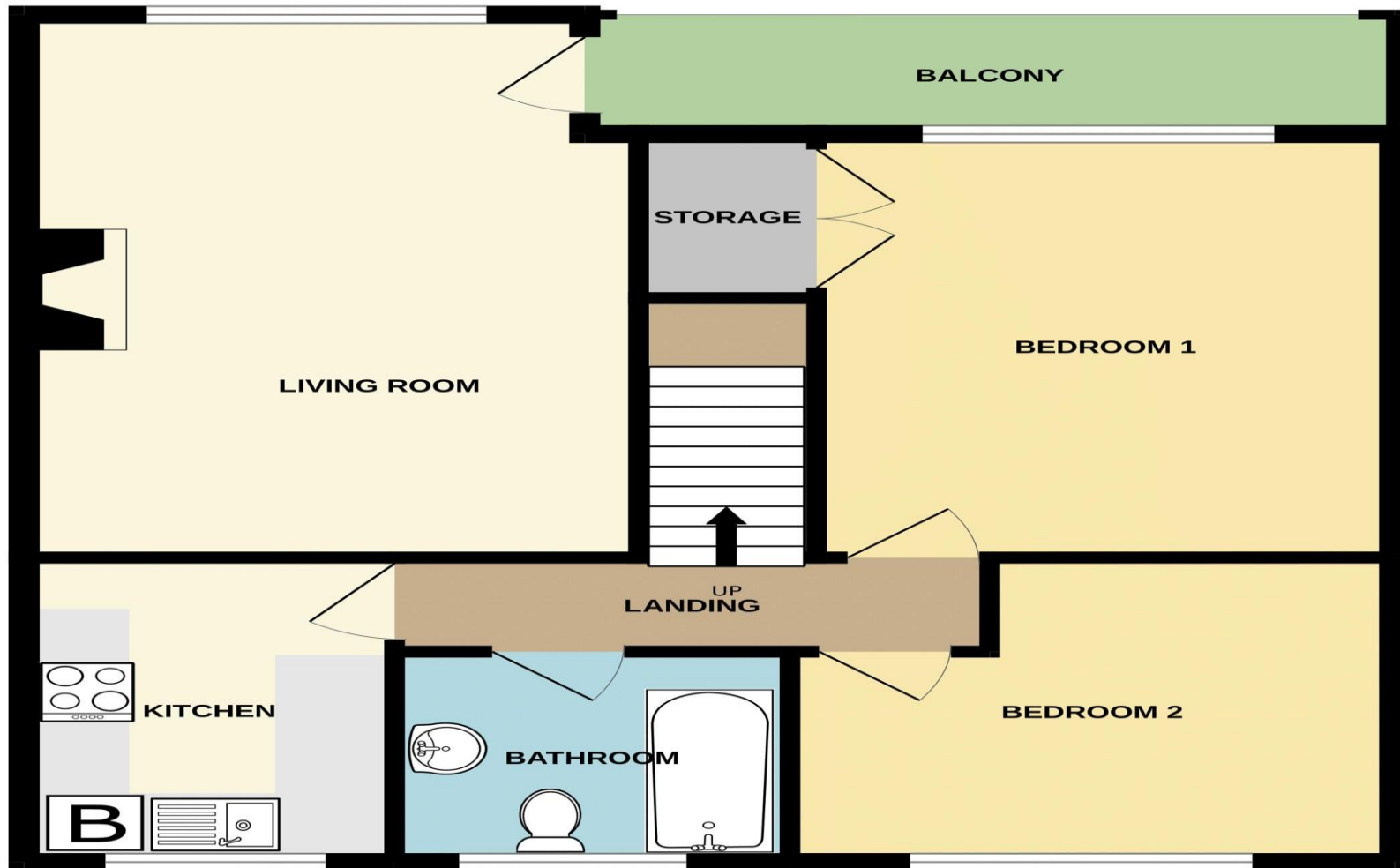
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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ON THE GROUND FLOOR

ENTRANCE

Half glazed UPVC entrance door, staircase to:

LANDING

Access to roof space.

LOUNGE 11' 7" x 17' 10" (3.53m x 5.43m)

Feature fireplace with gas fire, window to front, radiator. Door leading to:

BALCONY

Iron ballustrade, pleasant outlook.

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

Range of wooden door and drawer fronts, space for washing machine, boiler, single chrome sink with mixer tap, electric hob with oven beneath, extractor, tiled walls, vinyl flooring, window to rear.

BEDROOM 1 10' 11" x 13' 11" (3.32m x 4.24m)

Window to front, radiator. Built in storage unit.

BEDROOM 2 11' 5" x 10' 0" (3.48m x 3.05m)

Window to rear, radiator.

BATHROOM 7' 6" x 6' 11" (2.28m x 2.11m)

White suite, panelled bath with glass shower screen, electric shower overhead, wash hand basin with cupboard beneath, low level WC, aquaboard wall panel, low level WC, vinyl flooring, window to rear.

OUTSIDE

Open plan front garden neatly laid to lawn, door providing access to the rear garden. The rear garden measures 25' x 20' is laid to lawn with hedged boundaries. There is a garage en bloc close by.

DIRECTIONS

From our Penenden Heath Office proceed in a easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, first left into Hampton Road, taking fourth turning on the right into Alkham Road, fifth turning right into Snowden Avenue and Goldthorne Close will be found second turning on the left.



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