

Ferris&Co



Monthly Rental Of £1,325.00 pcm
Holding deposit equivalent to 1 week's rent on application



43 Badger Road
Chatham, ME5 8TY

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Located in the popular residential area of Walderslade, this well-presented two-bedroom home offers comfortable, modern living and excellent transport links to Maidstone, Chatham, and the M2/M20 motorways. The ground floor features a welcoming living room, a spacious kitchen, and a conservatory overlooking the private rear garden – perfect for dining or relaxing. Upstairs are two good-sized bedrooms and a family bathroom with shower over bath. Outside, the property benefits from a private rear garden.

Entrance Porch

Radiator with cover. Shelf unit storage. Door leading to lounge.

Lounge

Bay window facing front. Slatted blinds. Wood effect laminate flooring. Radiator with decorative cover. Magnolia painted walls. Brown wooden unit.

Kitchen

Range of high and low white kitchen units. Partly white tiled walls. Magnolia painted walls. Work top. Blue sink with mixer tap. Vinyl flooring. Electric hob with extractor fan. Electric oven. Space/ plumbing for washing machine. Space for under counter fridge freezer. Patio sliding doors leading to conservatory.

Conservatory

Glazed double doors leading to garden. Windows to side. Vinyl flooring.

Stairs and Landling

Spiral stair case. Walls painted magnolia. Beige carpet. Two corner shelves. Airing cupboard housing water tank.

Bedroom 1

Window facing front. Radiator. Magnolia walls. Beige carpet. Built in wardrobe with one mirrored door.

Bathroom

White suite comprising of bath with mixer tap and mains shower. Curtain pole. Tiled walls. Hand basin with mixer tap. Low level W/C. Vinyl flooring.

Bedroom 2

Window facing rear. Radiator. Magnolia walls. Beige carpet.

Outside

Patio garden. Shed. Rear access.



Energy performance certificate (EPC)

43 Badger Road
CHATHAM
ME5 8TY

Energy rating

C

Valid until:

1 October 2033

Certificate number:

0327-3930-5200-5427-6204

Property type

Mid-terrace house

Total floor area

64 square metres

Rules on letting this property

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

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 rating and score

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

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		