



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Gordon Court, Well Street

Loose, Maidstone, Kent, ME15 0QF

GUIDE PRICE £450,000

Gordon Court, Well Street

Loose, Maidstone, Kent, ME15 0QF

Key Features

- Converted Former Hospital
- Three Bedroom Family Home
- Planning Permission (16/504069/FULL) to Convert to 2x 3 Bedroom Homes
- Two Private Gardens
- Sought After Loose Valley Location
- Close to Local Schools and Amenities.

Description

Former hospital that has been converted to a three bedroom semi-detached bungalow, in a secluded location and offered with no onward chain. The current owner has also obtained an implemented planning permission to convert the property to 2x3 bedroom homes.

The property currently comprises entrance hall, family bathroom, a separate toilet, spacious kitchen, a living room opening out to the rear garden and three double bedrooms.

Additional benefits include a large loft space with stairs access which could be used as an additional room, a good size private rear garden, another private garden to the front of the property and off-road parking for multiple vehicles.

The planning application (16/504069/FULL) was granted on the 21st July 2016 and has been implemented by the current owner. The planning consent allows for the conversion of the current property into two, three bedroom family homes. Please contact Sibley Pares for more information in regards to this opportunity.



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Location

Gordon Court is located just a short walk away from Loose Village where you will benefit from all amenities such as doctors, hairdressers, newsagent, Sainsbury Local and the local Primary School. Loose Valley conservation area is also close by with idyllic walks. A number of local pubs/restaurants are also within easy reach.

Maidstone Town Centre is only a short drive or bus journey away and provides a shopping mall, restaurants, pubs, cafe's and the Odeon cinema complex. Everything you need is a stone's throw away including a good choice of primary and secondary schools. The closest railway stations are Maidstone East and West, offering direct lines to London Victoria and St Pancras International.

For all Viewings and Enquiries contact:



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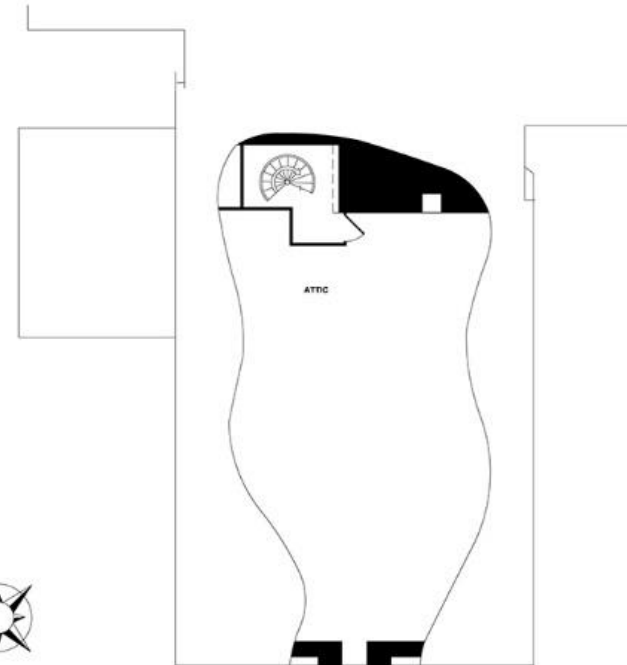




Floorplan and Dimensions



GROUND FLOOR
TOTAL APPROX. FLOOR AREA
1198 SQ.FT.
(111.28 SQ.M.)



ATTIC PLAN
TOTAL APPROX. FLOOR AREA
804 SQ.FT.
(74.72 SQ.M.)

TOTAL APPROX. FLOOR AREA 2002 SQ.FT. (186.00 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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