

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



**42 BATHURST ROAD
STAPLEHURST
KENT
TN12 0LQ**

PRICE £285,000 FREEHOLD



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

42 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LQ

A SPACIOUS AND WELL-PRESENTED MID-TERRACED PROPERTY SITUATED WITHIN THE VILLAGE OF STAPLEHURST

- Bright and welcoming two-bedroom terraced house
- Short walk to the local shops and mainline train station
 - Ready to move in – no chain!
 - Large master bedroom
 - Good sized second bedroom
- Lovely decking area and self-contained garden for entertaining
- Potential to change the layout downstairs to maximise the living area
 - En-bloc garage

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the middle of Staplehurst proceed into Offens Drive, continue to the end and turn right into Bathurst Road. The property will be found a short way along on the right-hand side with our For Sale board outside.

DESCRIPTION

An excellent opportunity presents to purchase a bright and inviting two-bedroom terraced house in Staplehurst village, offering convenient access to local shops and the mainline train station. As a recent rental property, the house has been enjoyed for many years as a family home but could equally be perfect for a single person or couple. The house has gas central heating and double-glazed windows throughout.

Comprising: Entrance Hall, Living Room, Kitchen/Dining Room, two double bedrooms, family bathroom, attractive gardens with decking and grassed area, en-bloc garage.

LOCAL AREA

The property is on the outskirts of the vibrant and friendly Wealden village of Staplehurst with its range of local amenities, including post office, supermarket, “Good” Ofsted-rated primary school, and mainline station providing commuter services to London Charin Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes).

The County town of Maidstone is less than 10 miles away with a fantastic range of shopping and leisure facilities. The property falls within the sought-after Cranbrook School Catchment Area – a co-educational grammar school in the heart of the Wealden countryside.



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The accommodation with approximate dimensions comprises: -

Replacement front door opening to:

ENTRANCE HALL

Fitted carpeting. Radiator.

LIVING ROOM

12'0" x 11'10". Replacement window to front. Radiator. Fitted carpeting. Useful understairs cupboard.



Overall measurement 15'4" x 9'5". Patio door opening to rear and window to rear. Radiator. Wood laminate flooring. The kitchen area is fitted out with a range of base and eye level units with stainless steel single drainer sink unit. Space and plumbing for washing machine and dishwasher. Integrated Hotpoint gas hob and matching oven with extractor hood over.



KITCHEN/DINING ROOM

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BEDROOM 1

15'1" maximum x 12'0". Window to front. Radiator. Fitted carpeting.



BEDROOM 2

9'5" x 8'4". Window to rear. Radiator. Fitted carpeting.



STAIRCASE

Leading to:

FIRST FLOOR LANDING

Access to loft area.

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BATHROOM

Panelled bath with mixer taps shower attachment. Hand wash basin. WC. Tiled splashbacks. Chrome heated towel rail.



OUTSIDE

The property enjoys an area of front garden laid to lawn. The rear garden has an area of decking, laid to lawn and fully fenced. The property has the benefit of a garage in a nearby block.



COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract