

# RADFORDS

ESTATE AGENTS

Village Houses



**12 WELD CLOSE  
STAPLEHURST  
KENT  
TN12 0SJ  
PRICE £320,000 FREEHOLD**



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# 12 WELD CLOSE, STAPLEHURST, KENT, TN12 0SJ

**A WELL PRESENTED AND SPACIOUS MID-TERRACED PROPERTY IN CUL-DE-SAC POSITION.**

**HALL, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, THREE BEDROOMS, BATHROOM, GARDENS, GARAGE,  
CRANBROOK SCHOOL CATCHMENT AREA**

**VIEWINGS** Strictly by appointment with the Agent as above.

**DIRECTIONS** From Staplehurst proceed to the main traffic lights and turn into Headcorn Road, take the third turning right into Slaney Road and second left into Weld Close. The property will be found down at the end with our For Sale board outside.

## **DESCRIPTION**

Situated in a quiet cul-de-sac position a well-presented mid-terraced property. A feature is the garden backing onto open land to the rear. The kitchen and bathrooms have been refitted in recent times and the property has the benefit of wood laminate flooring on the ground floor living area. Full gas-fired central heating and replacement double glazing throughout.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.





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The accommodation with approximate dimensions comprises:

### **SPACIOUS ENTRANCE PORCH**

Approached through replacement front door with window to side. Meter cupboard. Wood laminate flooring.

### **LIVING ROOM**

16'0" x 11'5". Window to front. Radiator. Wood laminate flooring.



### **KITCHEN/DINING AREA**

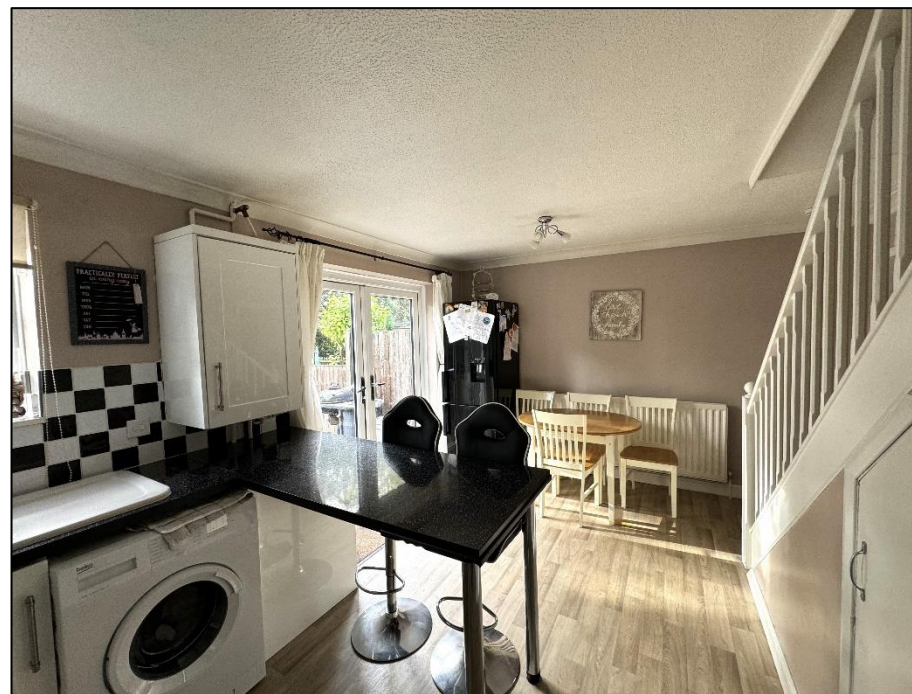
16'0" x 11'9".

#### ***Kitchen Area:***

Window to rear. Base and eye level units with 1½ bowl single drainer sink unit. Tiled splashbacks. Space and plumbing for washing machine. Cupboard housing Vaillant gas-fired boiler serving domestic hot water and central heating. Integrated Zannusi gas hob with extractor hood over and matching oven under. Understairs cupboard. Wood laminate flooring.

#### ***Dining Area:***

Double patio doors opening onto rear garden.



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### STAIRCASE

Fitted carpeting. Leading to:

### LANDING

Access and ladder to insulated loft area.



### BEDROOM 1

11'4" x 8'11". Window to front. Radiator. Built-in range of fitted wardrobe cupboards and matching bedheads.





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### BEDROOM 2

8'5" x 8'4". Window to rear. Radiator. Fitted carpet. Built-in wardrobe.



### BEDROOM 3

8'3" x 6'7". Window to front. Radiator. Fitted carpet.

### BATHROOM

Panelled bath with fitted mixer shower and screen. Hand wash basin. WC. Chrome heated towel rail. Tiled walls.



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## OUTSIDE

The property enjoys an area of tarmac frontage with flower border. The rear garden is well-maintained and fenced with area of lawn and paved terrace area. There is rear access leading to garage en bloc with power.



## COUNCIL TAX

Maidstone Borough Council Tax Band C

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

## 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.*