

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



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

PRICE £310,000 FREEHOLD



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59 BATHURST ROAD, STAPLEHURST, KENT, TN12 0LQ

A BEAUTIFULLY PRESENTED AND IMMACULATE MID-TERRACED PROPERTY SITUATED WITHIN THE VILLAGE OF STAPLEHURST

LIVING ROOM, DINING AREA, REFITTED KITCHEN, CONSERVATORY, LANDING, TWO BEDROOMS, BATHROOM, SPACIOUS AND SECLUDED REAR GARDENS AND LARGE FRONT GARDEN

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed into the shopping parade area, continue along Offens Drive to the end and turn right. Number 59 will be found a short way along on the left-hand side with our For Sale board outside.

DESCRIPTION

An opportunity to acquire a mid-terraced property within easy walking distance of the village. The property has the benefit of replacement double glazing and full gas-fired central heating throughout. Ideal for the first-time buyer. An internal inspection is highly recommended.

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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Replacement front door with leaded light panels opening through to:

LIVING ROOM

15'0" x 11'10". Window to front with fitted blind. Fitted carpeting. Radiator. Useful panelled understairs area with exposed Oak work.



KITCHEN/DINING AREA

Overall measurement 15'0" x 9'4".

Kitchen Area:

Fitted out with range of base and eye level units with stainless steel single drainer sink unit. Integrated gas hob with extractor hood and oven. Space and plumbing for washing machine. Stripped flooring. fitted spotlights. Divider unit.



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Dining Area:

Fitted carpeting. Radiator.



CONSERVATORY

12'0" x 10'3". Double doors onto rear garden. Fitted ceiling and wall blinds. Radiator. Stripped flooring.



STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Access to insulated loft area.

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BEDROOM 1

12'2" x 11'1". Window to front with venetian blind. Fitted carpeting. Radiator. Fully fitted out with range of wardrobe cupboards with mirrored doors, matching bedhead, bedside units and dresser unit.



BEDROOM 2

9'8" x 8'2". Window to rear with fitted window blind. Fitted carpeting. Radiator. Fitted wardrobe cupboard and chest of drawers.



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BATHROOM

Window to rear with blind. Hand wash basin in vanity unit. Panelled bath with shower and curtain rail. WC. Chrome heated towel rail.



OUTSIDE

The property enjoys an exceptionally large area of front garden laid to lawn with borders. To the rear is an area of decking and the remaining garden is laid to lawn, neatly edged with shrubs and trees. Rear access.



COUNCIL TAX

Maidstone Borough Council Tax Band C

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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.