

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**76 BATHURST ROAD  
STAPLEHURST  
KENT  
TN12 0LJ**

**PRICE £275,000 FREEHOLD**



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# 76 BATHURST ROAD, STAPLEHURST, TN12 0LJ

**AN OPPORTUNITY TO ACQUIRE A MID TERRACE PROPERTY IN A QUIET CUL-DE-SAC POSITION WITH HALL, LIVING ROOM/DINING ROOM, KITCHEN, LANDING, TWO BEDROOMS, BATHROOM, GARDEN AND GARAGE.**

## **VIEWINGS**

Strictly by appointment with the Agent as above.

## **DIRECTIONS**

From the middle of Staplehurst proceed into Offens Drive by the shopping parade, continue to the end and turn right into Bathurst Road, continue along and Bathurst Road goes into a cul-de-sac just before approaching Pope Drive. The property a short way down on the right-hand side with our For Sale board outside.

## **DESCRIPTION**

An opportunity to acquire a property with no onward chain in need of slight updating. The property is basically in good order and an internal inspection is highly recommended. Vacant possession upon completion.

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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## ENTRANCE

Front door opening to entrance hall area with door off to:

## LIVING ROOM/DINING ROOM

21'9" x 12'4" narrowing 8' x 11". Double glazed window to front and patio door to rear. Fireplace with fitted electric fire, two panelled radiators.



## KITCHEN

10'2" x 6'5". With double glazed door opening to rear garden fitted out with range of base and eye level units with stainless steel single drain and sink unit. The white goods are included. Understairs cupboard.



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## STAIRCASE

With carpeting leading to:

## FIRST FLOOR LANDING

With loft area

## BEDROOM 1

12'0" x 120". With double glazed Window to front. Panelled radiator. Airing cupboard with gas fire boiler serving domestic hot water and central heating.



## BEDROOM 2

9'8" x 9'6". Double glazed window to rear. Radiator. Carpeting.





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## BATHROOM

Panelled bath. Hand wash basin. WC. Panelled radiator. Tile splashbacks.



## OUTSIDE

The property enjoys a frontage laid to lawn with established shrubs and borders.



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## REAR GARDEN

Laid mainly to lawn with shrubs, garden shed and paved area. Garage en bloc.



## 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		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

## MONEY LAUNDERING REGULATIONS

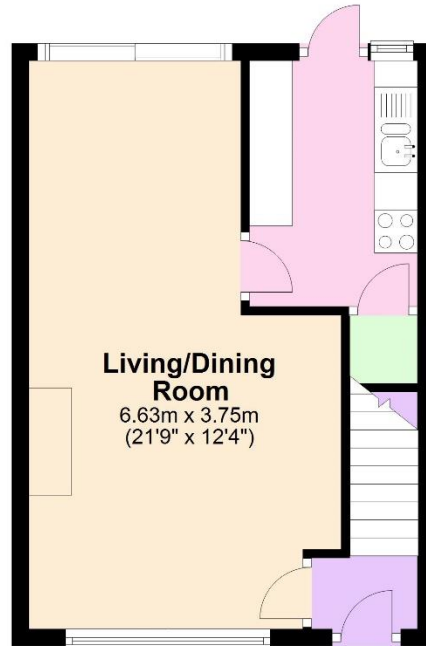
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

*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.*

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## FLOORPLANS

### Ground Floor



### First Floor



Total area: approx. 60.2 sq. metres (648.2 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.