

RADFORDS
ESTATE AGENTS

Village Houses



**2 MEDWAY COTTAGES,
MARDEN
KENT
TN12 9QE
PRICE £299,950 FREEHOLD**



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2 MEDWAY COTTAGES, MARDEN TN12 9QE

A BEAUTIFULLY PRESENTED AND REFURBISHED MID TERRACED COTTAGE IN A VILLAGE SETTING

SITTING ROOM, RE-FITTED KITCHEN, REAR LOBBY, RE-FITTED BATHROOM, 2 BEDROOMS, GAS FIRED CENTRAL HEATING, NEWLY FITTED CARPETING AND CURTAINS THROUGHOUT, FRONT AND REAR GARDEN AND CAR PARKING SPACE

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Marden proceed along the Goudhurst Road just past the station entrance and turn right into Pattenden Lane, and the cottage will be found a short way along on the right-hand side with our For Sale board outside, just opposite the entrance to Sovereigns Way.

DESCRIPTION

A beautifully refurbished Edwardian mid terraced cottage offered for sale having been fully refurbished and redecorated throughout to a high standard with new carpeting and curtains. The property enjoys replacement double glazing, gas fired central heating and the accommodation is both spacious and well planned and we invite an early inspection.

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.



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The accommodation with approximate dimensions comprises:

MAIN LIVING ROOM

11'7" X 10'9". With double glazed window to front and door opening onto front garden with a pair of new curtains on fitted rail. Newly laid carpeting. Panelled radiator. Ceiling lighting. Useful meter and storage base cupboard.



KITCHEN

9'6" X 9'1". With double glazed window to rear fitted out with base and eye level units finished in cream granite effect worktop surfaces with inset stainless steel single drainer sink unit with mixer tap. Lamona hob and oven with extractor hood over. Integrated fridge freezer. New Logic washing machine. Wood laminate flooring, panelled radiator. Useful understairs shelving area.



REAR LOBBY

With part glazed door to rear garden. Wood laminate flooring. Panelled radiator. Further door through to bathroom.

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BATHROOM

Comprising panelled bath and shower attachment over with glazed screen. Pedestal wash basin. WC. Part tiled walls. Double glazed window to rear with fitted blind. Panelled radiator. Airing cupboard housing gas fired boiler serving domestic hot water and central heating.



BEDROOM ONE

12'2" x 11'6". With double glazed window to front with fitted curtains and rail. Newly laid carpeting. Panelled radiator. Ceiling lighting.



STAIRCASE With newly laid carpeting leading to first floor landing:

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BEDROOM TWO

9'5" X 9'2". With double glazed window to rear with curtains and rail. Panelled radiator and newly laid carpeting. Ceiling lighting.



OUTSIDE

The property enjoys an area of front garden providing car parking for one car. The rear fence enclosed garden is mainly laid to lawn with a hard standing area, ideal for a shed or greenhouse. There is also a patio area adjacent to the kitchen.



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ENERGY PERFORMANCE RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC rating: D

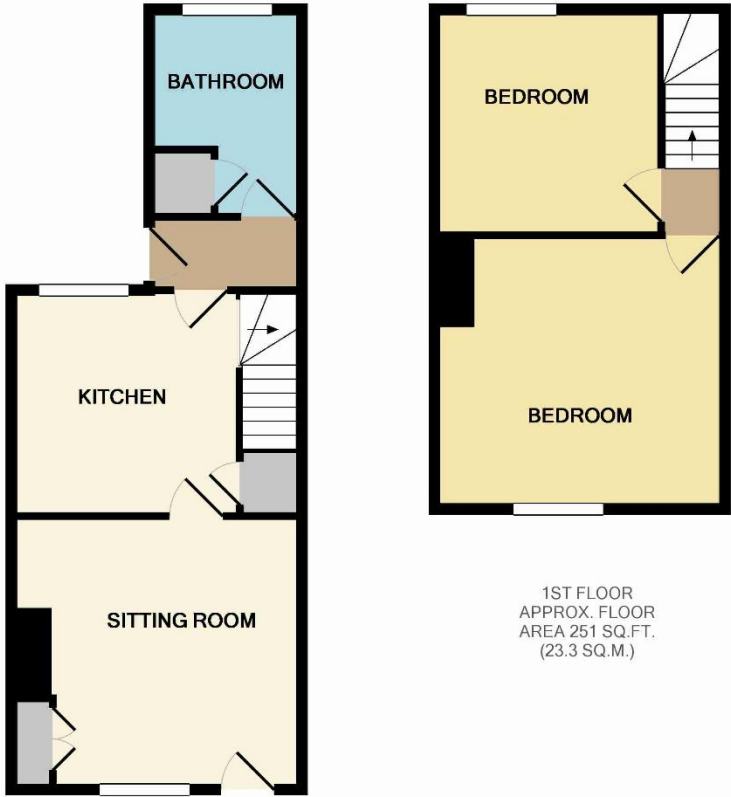
COUNCIL TAX

Maidstone Borough Council Tax Band 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. Measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.



GROUND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 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.

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