

RADFORDS
ESTATE AGENTS

Village Houses



**127 BATHURST ROAD
STAPLEHURST
KENT
TN12 0NL
PRICE £370,000 FREEHOLD**



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

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RLA

CMP

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127 BATHURST ROAD, STAPLEHURST, KENT, TN12 0NL

AN OPPORTUNITY TO ACQUIRE A SPACIOUS AND EXTENDED END OF TERRACED PROPERTY

ENTRANCE HALL, LIVING ROOM, LARGE DINING ROOM, KITCHEN, UTILITY ROOM/CLOAKROOM, LANDING, FOUR BEDROOMS, FAMILY BATHROOM, CAR PARKING SPACES, REAR GARDEN, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights, turn left into Marden Road, first left into Thatcher Road. Continue to the end, turn left into Bathurst Road and the property will be found a short way along on the left-hand side with our For Sale board outside.

DESCRIPTION

Recently redecorated throughout with newly refitted carpeting where necessary, replacement doors and replacement double glazed windows which are currently being installed. Conveniently situated to be within walking distance of local school and village centre. An internal inspection is recommended to appreciate the accommodation on offer.

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 to:

ENTRANCE HALLWAY

New carpeting. Radiator. Wall-mounted gas-fired boiler serving domestic hot water and central heating. Cloaks cupboard.

LIVING ROOM

Replacement double glazed window currently being fitted. Newly laid carpeting. Radiator. Living flame gas-fire in fireplace surround. Double doors opening through to:

LARGE DINING ROOM

French doors opening onto decking and window to rear. Newly laid carpeting. Radiator.

KITCHEN

Newly replaced window being installed and door to garden. Fitted with range of base and eye level units with inset stainless steel single drainer sink unit. Four ring gas-hob and electric oven with extractor hood. Newly laid floor covering. Half-tiled walls.

UTILITY/CLOAKROOM

Eye level cupboard. Worktop with space and plumbing under for washing machine. WC. Pedestal hand wash basin. Radiator. Newly laid floor covering.

STAIRCASE

Newly laid carpeting. Double glazed window to side. Leading to:

LANDING

Newly laid carpeting. Airing cupboard with hot water cylinder and immersion. Access to insulated loft area.

BEDROOM 1

Window to front. Newly laid carpeting. Radiator. Double wardrobe cupboard.

BEDROOM 2

Spacious room. Window to rear. Newly laid carpeting. Radiator. Double wardrobe cupboard.

BEDROOM 3

Window to rear. Beige coloured carpeting. Radiator.

BEDROOM 4

Window to front. Newly laid carpeting. Bulkhead cupboard.

BATHROOM

Window to side. Panelled bath with Triton shower, fitted screen, handheld mixer tap/hand shower. Pedestal wash basin. WC. Heated towel rail. Newly laid floor covering.

OUTSIDE

To the front of the property is an area of garden and parking area for cars. Side access through to the rear garden which is fully fenced and part bricked walled. Rear access. Area of decking. Out side tap.

COUNCIL TAX

Maidstone Borough Council Tax Band D

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 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

To follow shortly.