



9 Bishops Close, Nettlestead, Maidstone, ME18 5ES.

Asking price £375,000

Jack Charles
Estate Agents

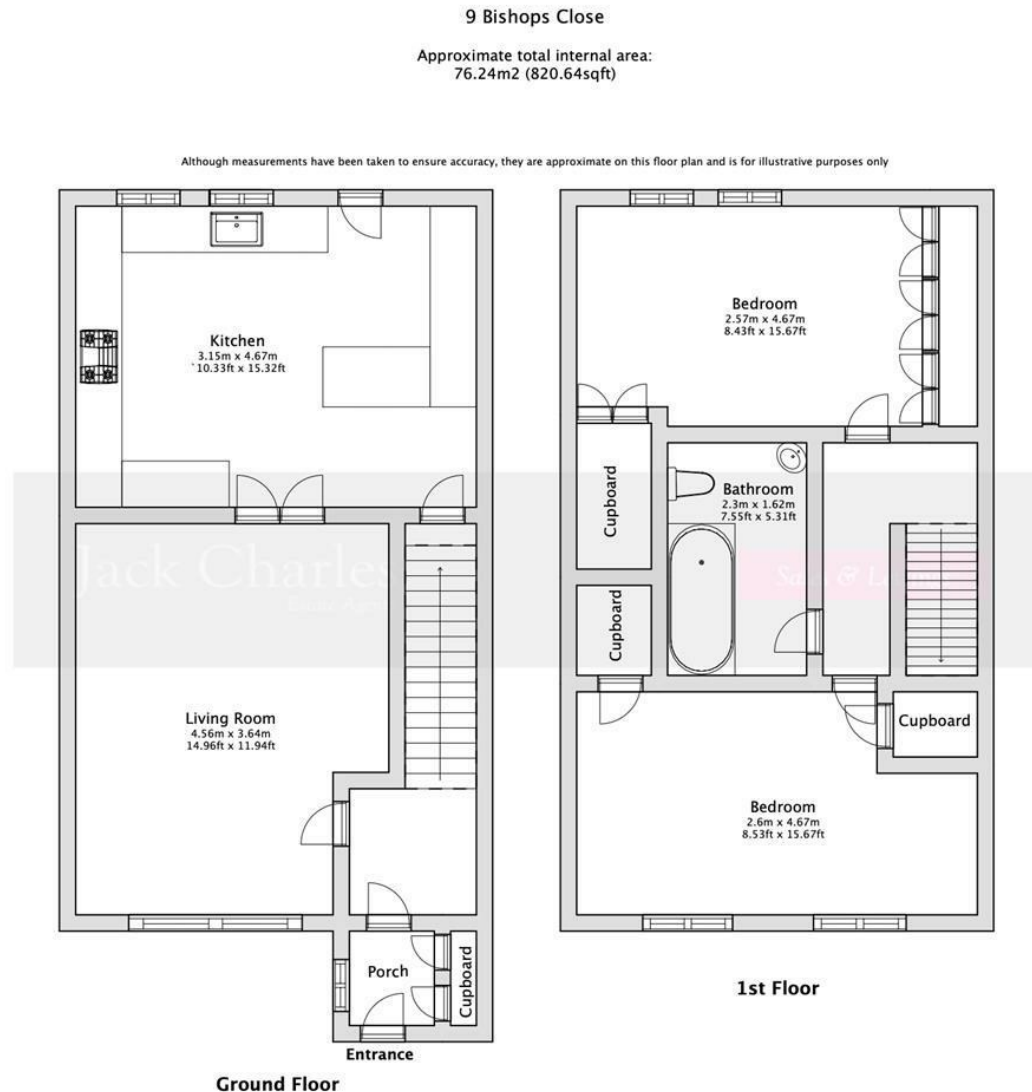
Sales & Lettings

- End Of Terrace House
- Kitchen / breakfast Room
- Parking

- Two bedrooms
- Lounge / Dining Room
- Village Location

- Family Bathroom
- Pretty Rear Garden
- Viewings Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

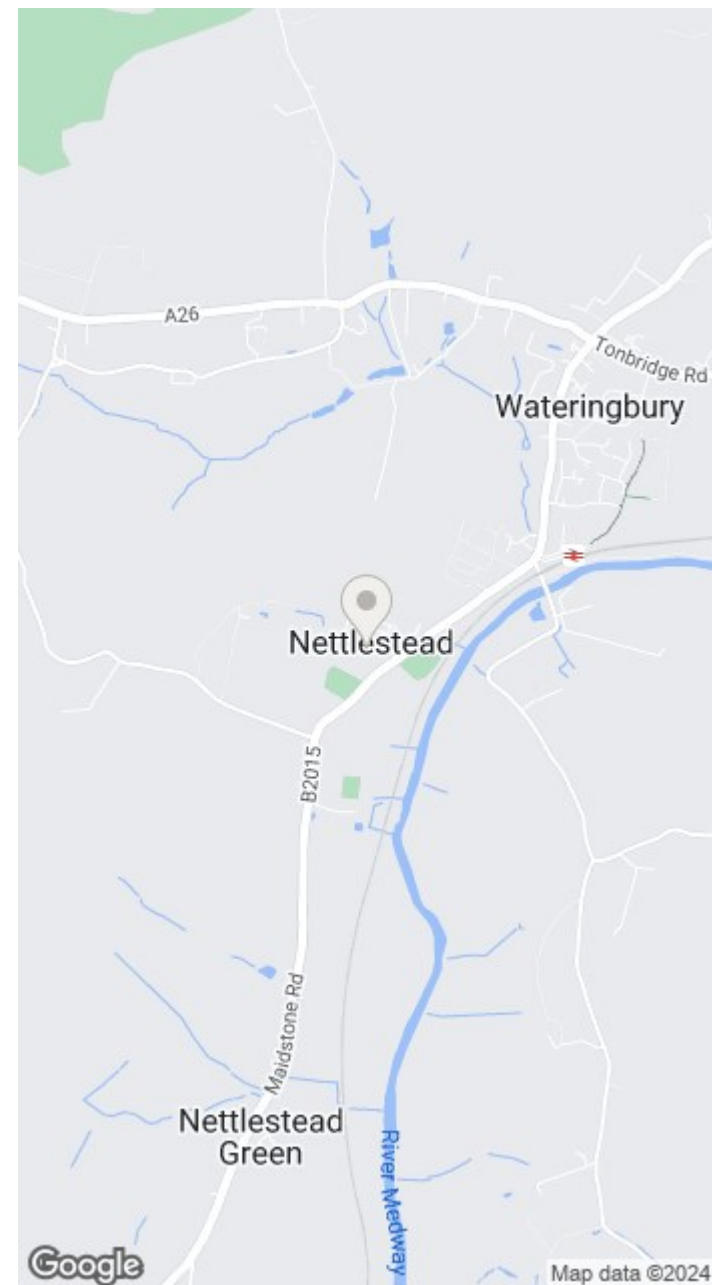
To Be Sold

Jack Charles are delighted to offer for sale this well presented end of terrace house situated in the pretty village of Nettlestead. You enter the property into a small entrance porch which leads to a hallway with stairs to the first floor and a door to a good sized lounge / dining room. The kitchen / breakfast room has a range of matching units with freestanding appliances, breakfast bar and understairs cupboard. There is also access out onto the rear garden. Additionally, the property benefits from a new boiler fitted this year. To the first floor there are two good sized double bedrooms and a family bathroom. Outside to the front there is a paved garden and a drive providing parking for several cars and to the rear the garden has two decked seating areas, an area of lawn, and is enclosed by panel fencing. It has a wide garden and offers a good degree of privacy.

Location

The property is close to the heart of the attractive village of Wateringbury. Local amenities include a primary school, church, village hall, tea-room, Bijou Nursery, petrol station with shop, public house and Premier Inn. Kings Hill is also within 3.6 miles offering a wider range of amenities.

- Comprehensive Shopping: Maidstone (5.2 miles) and Tonbridge (8.8 miles).
- Mainline Rail Services: Wateringbury (0.7 miles) to Paddock Wood with links to London Charing Cross/Cannon Street, and to Strood with links to London St Pancreas. West Malling (4.2 miles) to London Victoria.
- Primary Schools: Wateringbury, Mereworth and Kings Hill.
- Grammar/Secondary Schools: There are many highly regarded grammar and secondary schools in both Tonbridge and Maidstone. www.goodschoolsguide.co.uk
- Private Schools: Shernolds Prep School in Maidstone. Sutton Valence Prep and Secondary Schools. Somerhill Prep School in Tonbridge. Tonbridge Secondary Schools. Several Prep and Secondary schools in Sevenoaks.
- Leisure Facilities: David Lloyd Fitness & Leisure Centre in Kings Hill. Mote Park in Maidstone, Larkfield and Tonbridge Leisure Centres. Kings Hill, West Malling and Wrotham Heath golf courses. Local activities include horticultural and amateur dramatic societies, a WI and organised country walks.
- Motorway Links: Excellent road communications can be accessed via the M20 at Wrotham Heath giving access to the M25, London and the suburbs, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.





Jack Charles



Jack Charles



Jack Charles



Jack Charles

Jack Charles
Estate Agents

Sales & Lettings

<p>6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721</p>	<p>191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80</p>
--	---

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk



Jack Charles



Jack Charles



Jack Charles