



Farmers Close, Maidstone

- SEMI - DETACHED
- DOUBLE GLAZING
- LAID TO LAWN FRONT GARDEN

- CONSERVATORY
- COMMUNAL PARKING
- CLOSE PROXIMITY TO LEEDS CASTLE

Asking Price £255,000

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

Farmers Close, Maidstone

DESCRIPTION

Welcome to this charming semi-detached house located in the lovely Farmers Close, Leeds, Maidstone, Kent. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family or guests to stay over.

One of the highlights of this property is the delightful conservatory, where you can enjoy the beauty of the outdoors all year round. Additionally, the fully fitted kitchen with space and plumbing for appliances.

Externally there's communal parking, making it hassle-free for you and your visitors to park. Additionally the property benefits from a laid to lawn front garden and paved rear garden with rear pedestrian access for ease.

Situated in the historic village of Leeds, which offers popular local primary school and nearby village pub as well the famous Leeds Castle. The larger village of Headcorn, with its range of shops and mainline train station is only a short drive away, as is the M20 motorway, with the County town of Maidstone and all local amenities close by.

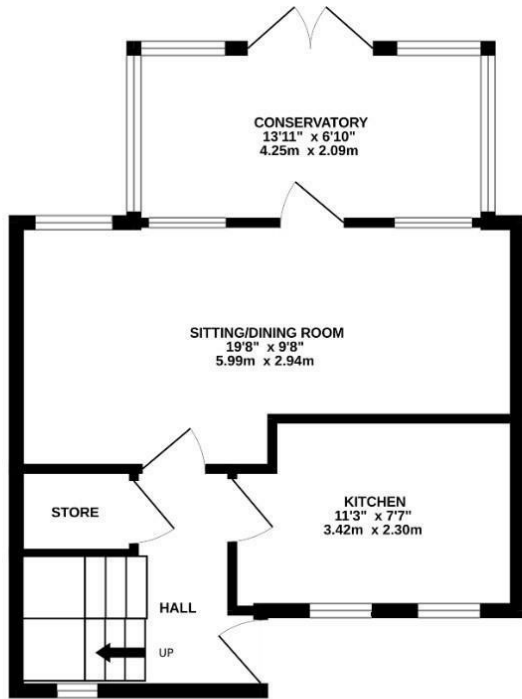
Services - gas fired central heating, mains drainage and mains electricity.

Flood Risk - Very low risk means that this area has a chance of flooding of less than 0.1% each year

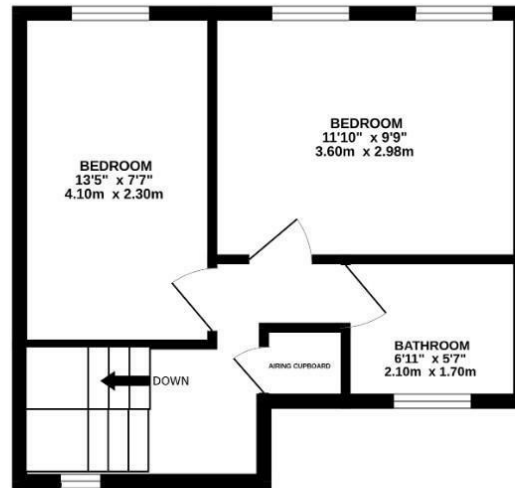
Broadband speed- Overall 80mb



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing

Please contact our Hunters Maidstone Office on 01622 278003 if you wish to arrange a viewing appointment for this property or require further information.

65 High Street, Maidstone, ME14 1SR

Tel: 01622 278003 Email:

Maidstone@hunters.com <https://www.hunters.com>



Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		88	(92 plus) A
(81-91) B		73	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

