



7 Bourne Vale

Plaxtol, Kent, TN15 0QT Share of Freehold



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Offers Over £265,000

Offered for sale this two bedroom ground floor garden maisonette which is available with no onward chain. Set in the sought after village of Plaxtol forming part of a small quiet cul de sac, this property offers a living/dining room, fitted kitchen , two double bedrooms and bathroom.

Plaxtol is located to the east of Sevenoaks and north of Tonbridge, surrounded by countryside walks in the North Downs, the picturesque village of Plaxtol has a thriving community spirit and a good range of day-to-day amenities including a parish church, village store with Post Office, public house, cricket club, two recreation grounds and a popular primary school.

Overview

- Guide Price £265,000 To £285,000 Ground Floor Maisonette
- Village Location
- Two Bedrooms
- Fitted Kitchen
- Gas Central Heating & Double Glazing
- Bathroom
- 28ft Rear Garden
- Driveway For 1/2 Cars
- Chain Free
- Viewing Recommended

VIEWING ARRANGEMENTS

Strictly by prior appointment with the Vendors Sole Agents on 01732 885585.

ENTRANCE HALL

Entrance door to side. Cupboard housing consumer unit and electric meter plumbing for washing machine and further storage space. Laminate flooring, radiator and doors to all rooms.

KITCHEN

10'9" x 8'1"

Fitted kitchen comprising: Navy blue fronted wall and base units with laminate worktops over. Inset stainless steel sink with mixer tap and drainer. Inset four ring electric hob with extractor hood over. Cupboard housing fridge/freezer. Further cupboard housing wall mounted gas fired boiler. Spotlights to ceiling. Shelving to part tiled walls. Double glazed window and part opaque glazed stable door to rear leading to garden.



SITTING/DINING ROOM

12'6" into recess x 9'11"

Double glazed window to front. Parkray with brick surround and shelving in chimney recess. High level cupboard to one chimney recess.

BEDROOM ONE

12'1" x 9'0"

Double glazed window to rear. Radiator. Fitted carpet.

BEDROOM TWO

9'10" x 8'5"

Double glazed window to front. Radiator. Fitted carpet.

BATHROOM

Opaque double glazed window to rear. Recently fitted white suite comprising: panelled bath with mixer tap and shower attachment and glass folding shower screen, rectangular vanity wash hand basin with mixer tap, cupboard below and low level WC. Part tiled walls. Extractor fan. Radiator. Vinyl flooring.

OUTSIDE

FRONT GARDEN/DRIVEWAY

Driveway providing off road parking for one/two cars. Path leading to entrance door and gate to:

REAR GARDEN

Approximately 28ft x 26ft. Graveled area adjacent to the rear of property with steps leading up to the majority of the garden which is laid to lawn with small decking area.

AGENTS NOTE

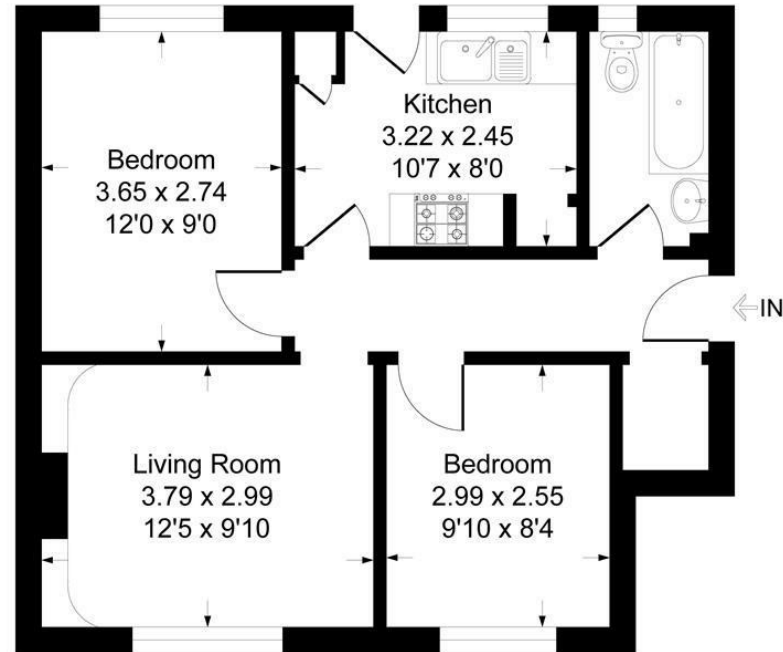
The vendor informs us that the property comes with a 50% share of the freehold with the maisonette above owning the other 50%. They also inform us there is no ground rent or service charges.



Bourne Vale, TN15

Approximate Gross Internal Area 49.7 sq m / 535 sq ft

Garden
8.62 x 7.81
28'3 x 25'7
(Approx)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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