



119 Willington Street  
Maidstone  
ME15 8JU  
Price £280,000

**119 Willington Street  
Maidstone  
Kent  
ME15 8JU**



## Description

Two bedroom terraced house recently redecorated throughout, with newly fitted kitchen and floor coverings and detached garage to the rear. Ideally located close to local amenities, schools and a stones throw from Mote Park. Benefitting from GFCH and UPVC double glazed windows and doors. Arranged over two floors extending in all to 648sq'. Agents note: The property is currently LET and the photographs are consistent with the beginning of the tenancy.

## Location

Located on the outskirts of the Madginford development which has a shopping parade providing for every day needs, together with a selection of takeaway outlets. Bearsted also boasts a further selection of shops on the Ashford Road with doctors surgery, post office, chemist and dentists, with the village green with mainline railway station to London on the Victoria line. Just 200 metre distance is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool.

## Council Tax Band

C

## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



09/09/2022, 14:53 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
116, Womington Road MADGINFORD ME19 5JL	Energy rating <b>D</b>	Valid until 9 September 2028	Certificate number 9508-5016-0231-6751-0930
Property type	Mid-terrace House		
Total floor area	61 square metres		

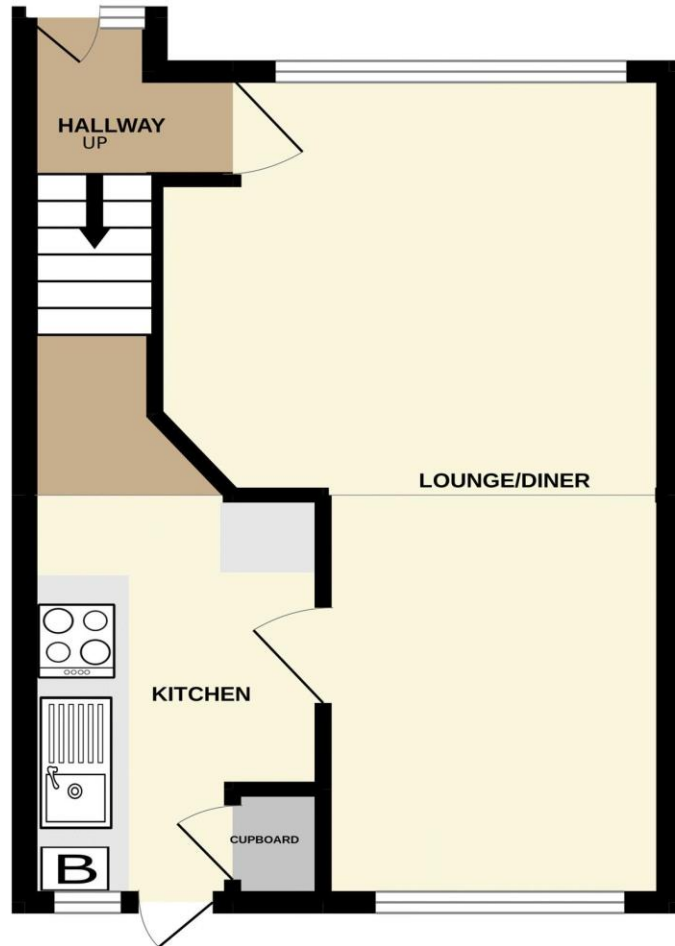
**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/when-to-use-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/when-to-use-the-regulations-and-exemptions>).

**Energy efficiency rating for this property**  
This property's current energy rating is D. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

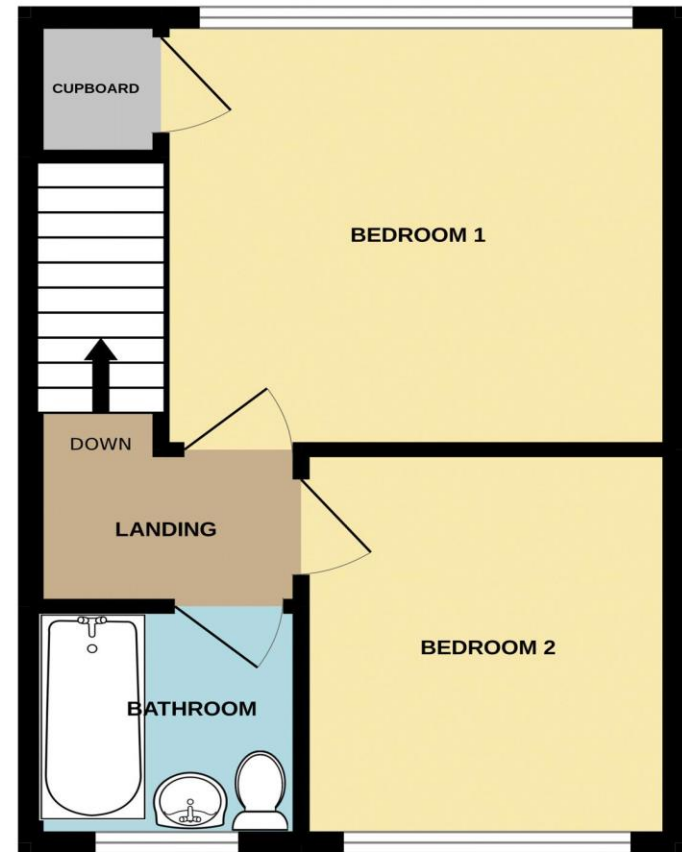
Energy rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

The graph shows this property's current and potential energy efficiency.  
Properties are given a rating from A (most efficient) to G (least efficient).  
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.  
For properties in England and Wales:  
the average energy rating is D,  
the average energy score is 50

GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

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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## CANOPIED ENTRANCE PORCH

### ENTRANCE HALL

UPVC half glazed entrance door with half glazed panel to side. Stairs to first floor.

**LOUNGE/DINING ROOM** 21' 6" x 11' 10" (*narrowing to 8'*) (6.55m x 3.60m)

Window to front with a southern aspect. Radiator. Carpet. Open plan to dining area with window to the rear overlooking the garden. Door to:-

**KITCHEN** 11' 0" x 6' 10" (3.35m x 2.08m)

Recently fitted kitchen with a range of high and low level units with white door and drawer fronts and complementing working surfaces. Honeycomb style tiled splashbacks, stainless steel sink unit with mixer tap. Beko oven and four burner hob and extractor fan over. Space for fridge freezer, plumbing for washing machine. Walk in larder cupboard with service meters. Built in storage cupboard with shelving. Half glazed UPVC door with window to side overlooking the garden.

## ON THE FIRST FLOOR

### LANDING

Access to roof space. Carpet.

**BEDROOM 1** 11' 10" x 11' 4" (3.60m x 3.45m)

Picture window to the front with a southern aspect. Radiator. Built in wardrobe cupboard. Carpet.

**BEDROOM 2** 9' 7" x 8' 6" (2.92m x 2.59m)

Window to rear overlooking the rear garden. Radiator. Carpet.

### BATHROOM

White suite comprising panelled bath with mixer tap and hand shower attachment. Fully tiled walls and glass screen. Pedestal wash hand basin. Low level W.C. Window to rear. Laminate floor. Radiator.

### OUTSIDE

The front of the property is mainly laid to lawn with shrub bushes. The rear garden has paved patio adjacent to the house, fenced boundaries and conifer hedging. Outside water tap. Pathway to rear pedestrian gate providing access to the detached garage which is accessed further up Merton Road.

### Directions

From our Bearsted office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side. At the junction with the Ashford Road turn right heading towards Maidstone taking the second turning on the left into Spot Lane. Turn right into Royston Road and first left into Madginford Road, first left into Egremont Road passing the shopping parade on the left hand side, turning first left beyond the carpark into Merton Road. Take the second turning on the right which is a continuation of Merton Road and the property will be found at the end of the cul de sac as indicated by our sign board.



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