



56 Ware Street
Bearsted, Maidstone
ME14 4PQ

Guide Price £425,000 - £450,000

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Description

A charming 19th Century semi-detached cottage offering well proportioned accommodation, with an attractive courtyard garden and off road parking for 3 vehicles. Bursting with character and original features. Viewing strongly recommended. Chain Free. AGENTS NOTE:- It is considered that this property would achieve between £1550 to £1600 as a monthly rental.

Location

Bearsted village is highly desirable with a good selection of local shops which provide for everyday needs with a lovely choice of gastro pubs and restaurants around The Village Green, Library and mainline railway stations connected to London on the Victoria line. Within in the village and on the Ashford Road there is a wider selection of shops, medical centre and chemist with supermarket. Educationally the area is well served with local Roseacre and Thurnham schools catering for infants and juniors. The village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, cricket and golf and there are 22 acres of amenity land known as the woodlands trust for all to enjoy. Maidstone the County town is some three miles distant and as a wide selection of amenities and schools and colleges for older children, excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and Mote Park is within two miles and has 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

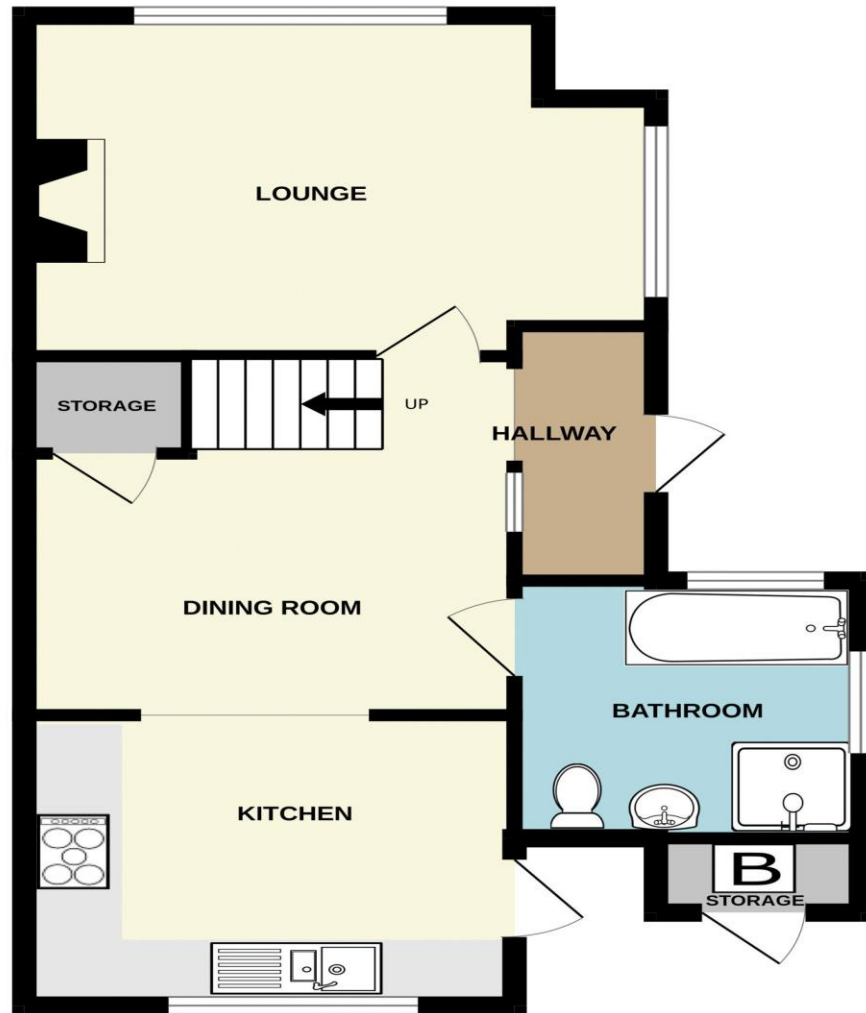
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VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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ON THE GROUND FLOOR

ENTRANCE

Composite front door with glazed panel, skylight, recess perfect for hanging coats.

LOUNGE 15' 3" x 11' 0" (4.64m x 3.35m)

Exposed brick wall and fireplace with wood burning stove, built-in storage cupboards either side of the fireplace, exposed beam, dual aspect with bay window overlooking the front and window overlooking the garden, oak flooring, radiator and spotlights.

DINING ROOM 11' 9" x 8' 6" (3.58m x 2.59m)

Oak flooring, storage cupboard, understairs storage cupboard with built-in desk, spotlights, radiator and window to side.

KITCHEN 10' 9" x 11' 0" (3.27m x 3.35m)

Quarry tiled flooring, partly tiled walls, range of units with complimenting wooden working surfaces, 1 and a half bowl sink with drainer, Range with 5 burner gas hob, stainless steel splashback and extractor hood above, space for washing machine and dishwasher, shelved larder, casement door to the garden and window overlooking the rear.

FAMILY BATHROOM 8' 3" x 8' 0" (2.51m x 2.44m)

Luxuriously appointed contemporary white suite, decorative tiled flooring, fully tiled walls with decorative coloured border, wash hand basin with built in drawers underneath, low level WC, walk in shower cubicle with glass screen, oval shaped bath, two heated towel rails, dual aspect, a feature vaulted ceiling, integrated cupboards and spotlights.

ON THE FIRST FLOOR

BEDROOM 1 11' 9" x 11' 3" (3.58m x 3.43m)

Pine flooring, window to front, radiator, access to boarded loft space, beams, spotlights, brick fireplace recess.

BEDROOM 2 11' 0" x 9' 9" (3.35m x 2.97m)

Pine flooring, partly vaulted ceiling, radiator, window overlooking the rear and window overlooking the garden, freestanding wardrobe, access to loft space.

BEDROOM 3 9' 0" x 9' 0" (2.74m x 2.74m)

Window overlooking garden, built-in storage cupboards, internal frosted window with fitted blind, radiator, pine flooring.

OUTSIDE

To the the front of the property there is a brick paviour driveway with parking for 3 vehicles, partly walled and fenced boundary. The rear and side garden are well stocked with shrubs, mostly paved patio and decorative slate areas, outside light, outside tap, timber store and an outbuilding housing the gas fired boiler supplying central heating and domestic hot water throughout.

Directions

From our Bearsted office proceed in westerly direction into Ware Street, passing the railway station on the right hand side, continue to drive along Ware street the property can be found immediately on the right opposite the turning to Sandy Mount as indicated by our signboard.



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