



**5 Weaving Cottages Ashford Road
Weaving, Maidstone
ME14 4AG
£245,000**



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Description

A charming Victorian terraced cottage located in this sought after position with views to the front into Mote Park, accessed from Weaving Street. Refurbished to a high standard with engineered oak flooring to the ground floor, newly fitted kitchen with integrated appliances and marble worktops. Two bedrooms, first floor bathroom, the accommodation is arranged on 3 floors and extends to 650 sq ft. Gas central heating, UPVC double glazing, 70 ft rear garden, unrestricted on street parking, this well decorated and presented cottage is highly recommended. Agents note: It is considered that this property would achieve £1100

Location

The property is situated at the end of Weaving Street in the parish of Weaving, diagonally adjacent to the entrance to Mote Park on Ashford Road with its 450 acres, boating lake, leisure centre and swimming pool widely regarded as the jewel in the county town's crown. Half a mile north of the property on the Grove Green development is a collection of shops, supermarket, post office, pharmacy, doctors surgery and public house. St John's infant and junior school is highly regarded and has an excellent Ofsted report.

Council Tax Band
B

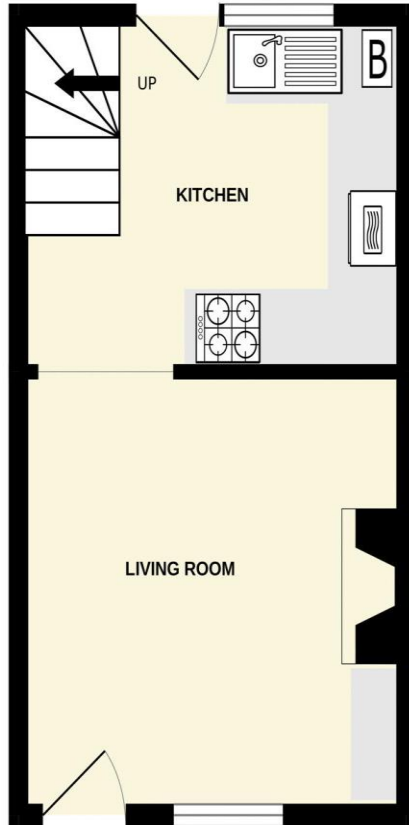
VIEWINGS STRICTLY BY
APPOINTMENT

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

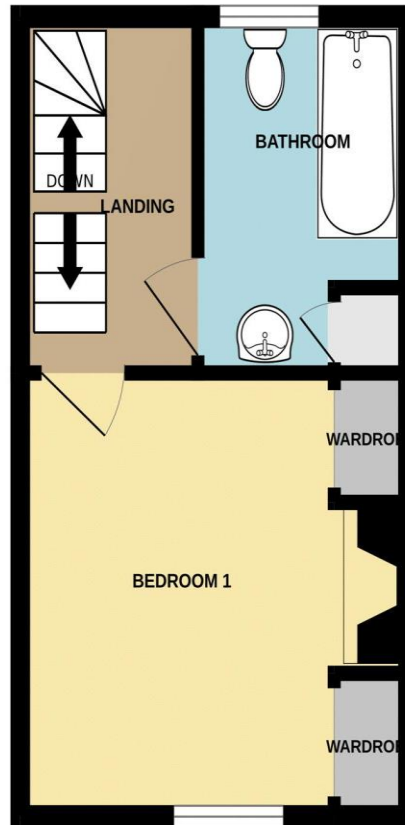


Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

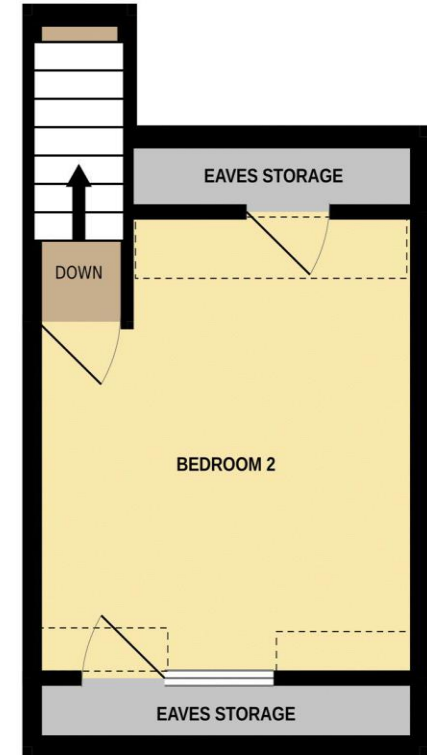
GROUND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



2ND FLOOR
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 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

LIVING ROOM 10' 10" x 11' 2" (3.30m x 3.40m)

UPVC entrance door with decorative fan light, engineered oak flooring, exposed brick chimney breast painted with with fireplace recess and tiled hearth, radiator with decorative cover, window to front with fitted blind, built-in desk with wood block surface, built-in cupboard housing gas meter, consumer unit. Wide opening to:

KITCHEN 8' 0" x 11' 3" (2.44m x 3.43m)

Beautifully re-fitted kitchen with a comprehensive range of units with wooden door and drawer fronts in navy blue with gold fittings and escutcheon handles, veined marble working surfaces, splashback and upstand, deep glazed butler sink with gold mixer tap, integrated Bosch microwave, freestanding Beko cooker with four burner gas hob, space for washing machine and fridge freezer, wall mounted Worcester combination boiler supplying central heating and hot water throughout, window to the rear with fitted blind, stairs to first floor.

ON THE FIRST FLOOR

LANDING

Low voltage recess lighting, stairs to second floor.

BEDROOM 1 11' 4" x 10' 10" (3.45m x 3.30m)

Exposed brick chimney breast and fireplace recess painted white, window to front, radiator, two open built-in wardrobes and storage.

BATHROOM 6' 4" x 8' 0" (1.93m x 2.44m)

White suite with low level WC, wash hand basin with mixer tap, panelled bath with shower over, built-in shelved storage cupboard, window to rear with fitted blind, low voltage recess lighting, chromium plated heated towel rail, tile effect vinyl flooring and fully tiled walls.

ON THE SECOND FLOOR

BEDROOM 2 11' 7" x 12' 1" (max) (3.53m x 3.68m)

Window to front, low voltage recessed lighting, two eaves storage cupboards, exposed brick chimney painted grey, radiator, some head height restrictions.

OUTSIDE

The front entrance door of the property is on Ashford Road, however it is also possible to use the rear entrance of the property as your main entrance if preferred. The 70 ft rear garden at No.5 has been beautifully re-done by the present owners with a paved patio and formal lawned area, beds with flowers, further patio at the rear and fully fenced and walled boundaries. Outside toilet accessed through no.4's garden.

Directions

From our Bearsted office head south on Thurnham Lane towards Ware Street, turn right onto Ware Street, continue onto Bearsted Road, at the roundabout take the 1st exit onto New Cut Road and continue along New Cut Road, at the roundabout, take the 1st exit onto Grovewood Drive South, turn right onto Weaving Street and the property can be found at the end on the left hand side.



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