

# Ferris & Co



**Monthly Rental Of £1,350.00 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**15 Farrier Close**  
**Maidstone, ME14 5SR**

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Extended two bedroom terraced property on the sought after Grove Green Estate. Extended living accommodation comprising Lounge, Kitchen, conservatory, two bedrooms, family bathroom and low maintenance garden. Arranged over two floors extending in all to 607sq' benefitting from UPVC double glazed windows and gas fired central heating by radiators.

Situated on the sought after Grove Green development with its excellent selection of local amenities which include shops and a supermarket, doctors surgery, local infant and junior school (St Johns ) and easy access to both Vinters Valley and Mote Park. The mainline railway station is approximately 1/2 mile distant and Maidstone town centre is approximately 1 1/2 miles distant offering a more comprehensive selection of amenities consistent with its County town status The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## ON THE GROUND FLOOR

### ENTRANCE HALL

Hardwood entrance door. Two under stairs cupboards. Stairs to first floor. Ceramic tiled floor.

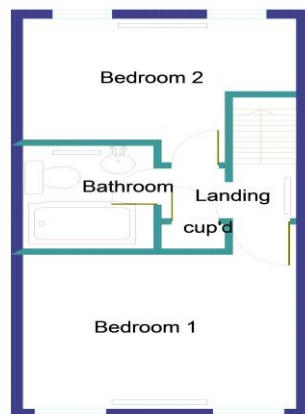
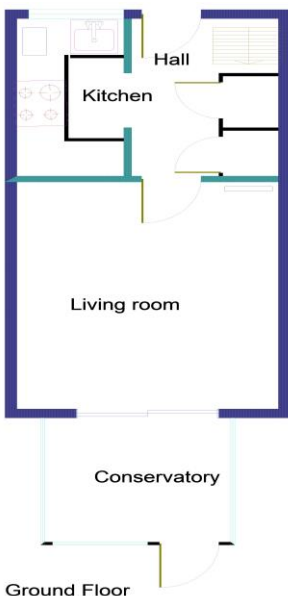
### LOUNGE 12' 7" x 11' 7" (3.83m x 3.53m)

Wood laminate flooring. Double radiator. Aluminium sliding patio doors to :-

### CONSERVATORY 8' 0" x 6' 6" (2.44m x 1.98m)

Brick built with polycarbonate roof. Two wall light points. Laminate flooring. Half glazed wooden door leading onto the garden.

## KITCHEN



First Floor

Floor area 607 sq' approximately.

N.B.:not to scale, for guidance on

Range of high and low level units with white door and drawer fronts and tall larder cupboard. Complementing working surfaces with grey metro style tiled splash backs. Stainless steel sink with mixer tap. Whirlpool oven with four burner gas hob and stainless steel extractor fan over. Plumbing for washing machine. Wall mounted Vaillant gas fired boiler supplying central heating and hot water throughout. Window to front with southern aspect.

## ON THE FIRST FLOOR

### LANDING

Built in storage cupboard. Radiator. Access to roof space.

### BEDROOM 1 11' 7" x 8' 2" (3.53m x 2.49m)

Two windows to the rear. Radiator

### BEDROOM 2 8' 10" x 8' 3" (2.69m x 2.51m)

Two windows to front. Over stairs storage cupboard niche with hanging rail and shelving. Double radiator.

### BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, with folding shower screen and fully tiled walls. Wash hand basin with mixer tap and storage cupboard beneath. Low level W.C. White heated towel rail. Extractor fan. Large wall mounted mirror. Laminate flooring.

### OUTSIDE

Front lawn and meters cupboard to the front. The rear garden has a patio adjacent to the house, lawn area with timber shed and fully fenced boundaries. Rear pedestrian gate.



## DIRECTIONS

From our Bearsted Office proceed in a westerly direction into Ware Street passing the railway station under the railway bridge at the New Cut, first left at the next roundabout into Grovewood Drive, first right into Provender Way, third right into Blacksmith Drive and Farrier Close will be found on the right the property being a short distance along on the left as indicated by our board.

# Energy performance certificate (EPC)

15 FARRIER CLOSE  
WEAVERING  
ME14 5SR

Energy rating

C

Valid until

11 February 2031

Certificate number

6739-1722-0000-0202-3296

## Property type

Mid-terrace house

## Total floor area

53 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)