

# Ferris & Co



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



**57 Gorham Drive**  
**Maidstone, ME15 8UU**

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

A well-presented two bedroom mid-terrace property situated in the popular residential area of Downswood, offering comfortable living accommodation and the added benefit of allocated parking to the rear. The property comprises a spacious lounge, fitted kitchen with ample storage, two good-sized bedrooms, and a family bathroom. Externally, there is an enclosed rear garden providing a private outdoor space, with allocated parking conveniently located to the rear of the property.

Downswood is a popular residential area on the outskirts of Maidstone, well regarded for its family-friendly atmosphere and convenient access to local amenities. The area benefits from nearby schools, local shops, parks, and woodland walks, making it ideal for both families and professionals. The property is well positioned for access to Maidstone town centre, offering a wide range of shopping, dining, and leisure facilities, along with excellent transport connections including nearby motorway links and mainline rail services providing routes into London and surrounding areas.

### Front

Patio to front door. Single to side.

### Lounge 15' 9" x 11' 10" (4.80m x 3.60m)

Entrance door. White painted walls. Feature wallpaper. Grey fitted carpet. Window facing front. Radiator. Cupboard housing meters. Door leading to Kitchen. Stairs leading to first floor.

### Kitchen 11' 10" x 8' 9" (3.60m x 2.66m)

White painted walls. White tiled walls. Range of high and low units. Single electric Beko oven. 4 ring gas hob. Extractor fan. Plumbing for washing machine. Space for fridge freezer. Baxi Boiler. Radiator. Stainless steel sink with hot and cold tap. Window facing rear. Door leading to garden.

### Rear Garden

Three tier garden. Decking to lower. Astro turf to high levels with steps leading to each level. Gate to rear.

### First Floor Landing

#### Bedroom 1 11' 10" x 8' 9" (3.60m x 2.66m)

White painted walls. Brown carpets. Radiator. Window facing rear.

#### Bathroom 9' 1" x 4' 7" (2.77m x 1.40m)

Cream tiled walls with white walls, Lino flooring. Cupboard. Cream bath suite. Low level W/C. Bath with mixer tap and shower hose. Hand basin.

#### Bedroom 2 11' 10" x 8' 8" (3.60m x 2.64m)

White painted walls. Grey carpets. Radiator. Window facing front.

### Allocated parking



### DIRECTIONS

# Energy performance certificate (EPC)

57 Gorham Drive  
Downswood  
MAIDSTONE  
ME15 8UU

Energy rating

C

Valid until:

13 May 2036

Certificate number:

9845-3062-4205-7866-4204

Property type

Mid-terrace house

Total floor area

56 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

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

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

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		