RADFORDS
ESTATE AGENTS

Village Houses

12, THE COCKPIT
MARDEN
KENT, TN12 9TQ
PRICE £285,000
FREEHOLD

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A RESTORATION PROJECT FOR SOMEBODY WITH A PASSION FOR RENOVATION, SET NEAR THE CENTRE OF THE VILLAGE OF MARDEN AND WELL WITHIN WALKING DISTANCE TO ALL THE VILLAGE HAS TO OFFER. THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

HALLWAY, CLOAKROOM, UTILITY ROOM, KITCHEN, DINING AREA/LIVING ROOM, REAR PORCH, LANDING, THREE BEDROOMS, BATHROOM, GARDEN, DRIVEWAY FOR 2 CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden, continue along towards the Train Station and almost adjacent to the turning for the Train Station is Chantry Road, follow this road through to the end and turn left into The Cockpit. Continue down the lane, opposite the park, and NO. 12 will be found a short way down with our For Sale board outside.

DESCRIPTION **A** well-loved home in the village of Staplehurst now looking to be restored to its former glory and freshened up slightly. The property enjoys a driveway for up to 2 cars. This property occupies good-sized rooms and well thought after built in storage units. The property's location is one just a few minutes' walk away from the local shops and Post Office. This property has no onward chain.

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.

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Front door opening into:

ENTRANCE HALLWAY
Fitted carpeting. Stairs up to landing. Door to right leading to:

CLOAKROOM
WC. Compact hand wash basin. Radiator to front. Window to front. Laminate wood flooring

UTILITY ROOM
Opposite door to Kitchen. Laminate wood flooring.

Coming from entrance hallway to left-hand side door...

KITCHEN
Laminate wood flooring. Window to front. Range of base and eye-level units with shelving underneath. Free standing Flavel cooker. 1.0 stainless steel sink. Access to:

DINING AREA/ LIVING ROOM
Fitted carpeting. Window to rear. Radiator to rear. Door leading to hallway. Access to garden through:

REAR PORCH
Tiled flooring. Window to rear. Access to rear garden.

STAIRS IN ENTRANCE HALL
Leading to…

LANDING
Fitted carpeting. Over stairs storage cupboard. Airing cupboard with hot water cylinder enclosed. Down to the hall to the furthest room...

BEDROOM 1
Fitted carpeting. Window to rear. Overhead cupboards. Built-in wardrobes with mirroring.

BEDROOM 2
Fitted carpeting. Window to front. Shelving. Built-in wardrobes with mirroring.

BEDROOM 3
Fitted carpeting. Window to rear.

BATHROOM
Laminate tiling. Frosted window to front. Radiator to rear. Bathtub with shower attachment and Rainfall shower head. WC. Hand wash basin with cabinet.

OUTSIDE
The property , to its front, oversees a lovely green with a park and just immediately in front of the property are two car parking spaces. The rear garden, which faces South-West , has amazing potential, with a light refresh could make the perfect entertaining area. The rear garden enjoys a section of paved patio divided by a half-wall, the rest of the garden is laid to lawn, with a shed to the rear and a gate for access to bins.

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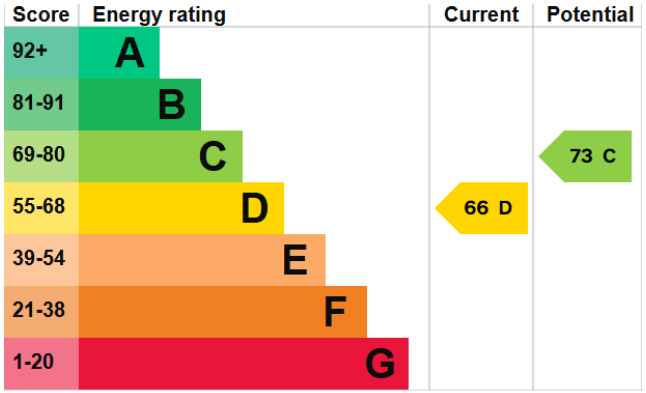
ENERGY PERFORMANCE RATING

EPC rating: D



COUNCIL TAX

Maidstone Borough Council Tax Band C

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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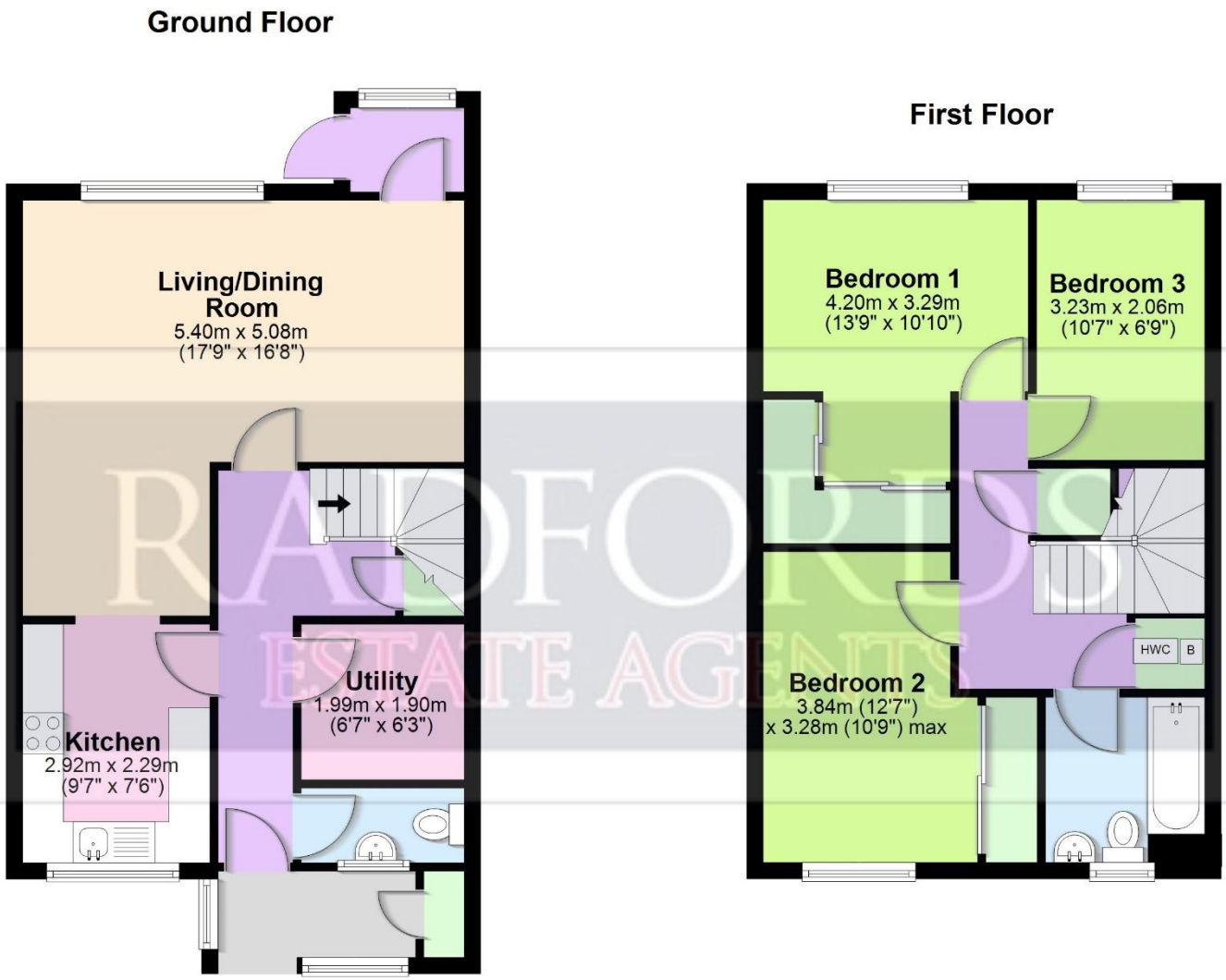
FLOORPLANS



Total area: approx. 89.8 sq. metres (966.6 sq. feet)

Dimensions are approx

Plan produced using PlanUp.

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