

RADFORDS

ESTATE AGENTS

Village Houses



**11 FISHERS ROAD,
STAPLEHURST
KENT , TN12 0DD
PRICE £345,000
FREEHOLD**



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11 FISHERS ROAD, STAPLEHURST, KENT, TN12 0DD

A WELL PRESENTED 3 BEDROOMED, MID-TERRACED PROPERTY SITUATED WITHIN SHORT WALKING DISTANCE TO STAPLEHURST TRAIN STATION

ENTRANCE VESTIBULE, OPEN PLAN LIVING/DINING ROOM, KITCHEN, LANDING, THREE DOUBLE BEDROOMS, BATHROOM AND SEPARATE WC, GARDEN & GARAGE.

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the main traffic lights in Staplehurst proceed down Station Road, just before you get to the round-about, take the right-hand turn into Fishers Road and the property will be found a short way down.

DESCRIPTION

An opportunity to acquire a three bedroomed, mid terrace property situated within short walking distance to Staplehurst Train Station. The property enjoys three generously sized double-bedrooms, and airy interior with replacement double-glazed windows and front door. An internal inspection is recommended to appreciate the accommodation on offer.

The property is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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Replacement front door opening to:

ENTRANCE VESTIBULE

Fitted carpeting. Window to side. Door to:

OPEN PLAN LIVING/DINING ROOM

Fitted carpeting. Window to front. Radiator to side. Carpeted stairs leading to Landing.

Dining Area

Fitted carpeting. Radiator to side. Double door to rear garden, with fitted blinds.

KITCHEN

Wood strip flooring. Window to rear. Range of wooden base and eye level units. Wood cladding ceiling. Space for fridge. Space for free-standing oven (with gas point behind).

LANDING

Carpeted stairs leading from Living Room. Fitted carpeting. Airing cupboard with hot water cylinder and shelving. Access to fully boarded loft with ladder and light.

BEDROOM ONE

Fitted carpeting. Window to rear. Radiator to rear. Fitted wardrobe.

BEDROOM TWO

Fitted carpeting. Window to front. Radiator to front. Fitted wardrobe.

BEDROOM THREE

Fitted carpeting. Window to front.

BATHROOM

Tile effect flooring. Wood cladding ceiling. Frosted window to rear. Radiator to side. Panelled bathtub with shower head attachment. Hand wash basin. Cabinet. Mirror. Chrome heated towel rail.

SEPARATE WC

Tile effect flooring. Frosted window to rear.

OUTSIDE

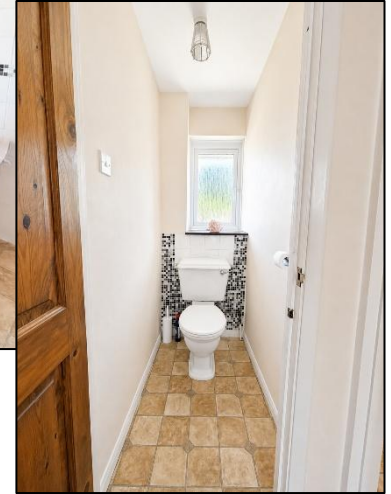
The front of the property benefits from an external light, two parking spaces, and a garage with an electric door. The garage also provides understairs storage, along with space and plumbing for a washing machine and tumble dryer.

The rear garden is fully enclosed and features two patio areas — one brick-paved and the other tiled — as well as a wooden shed, outside tap, and flower beds.

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COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

MONEY LAUNDERING REGULATIONS

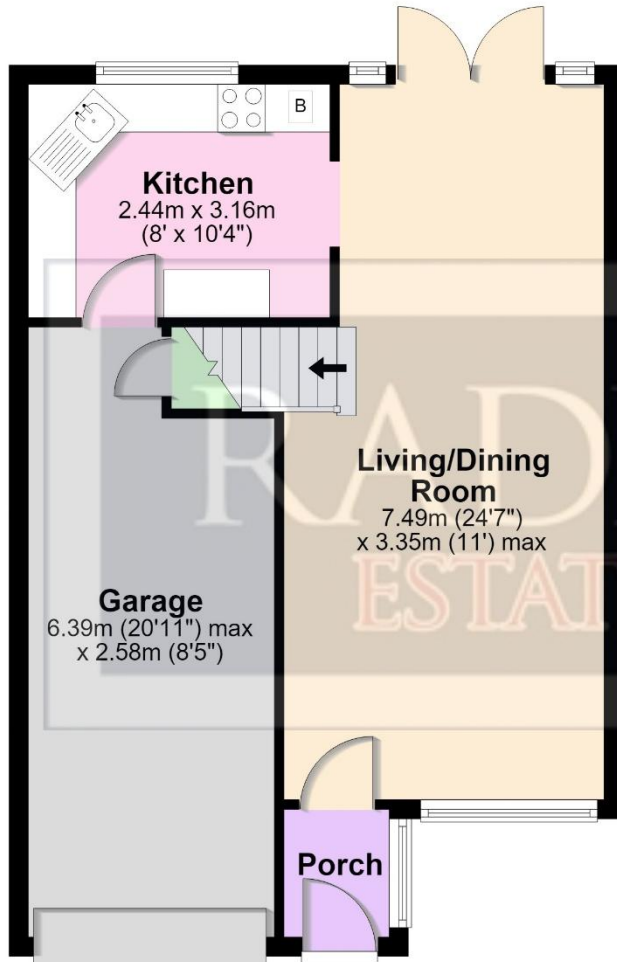
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details and plans 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.

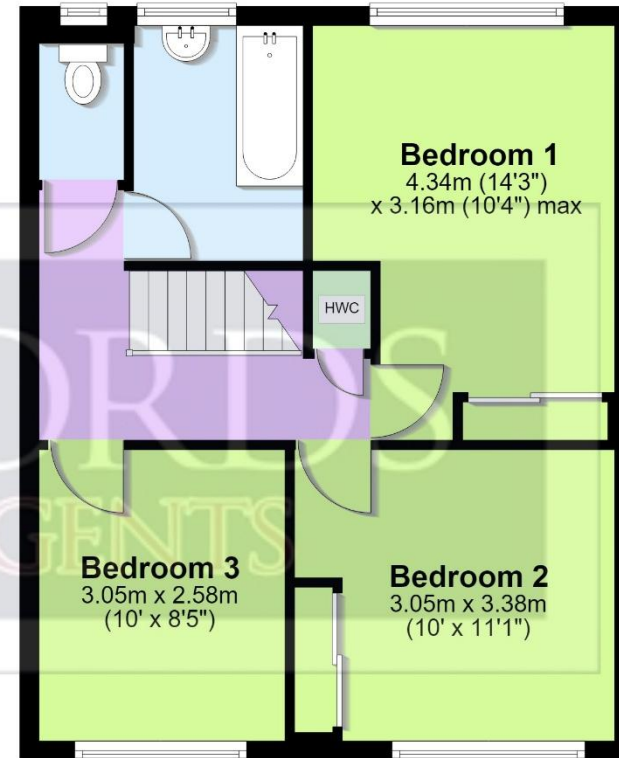
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 95.7 sq. metres (1029.7 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
Floor area includes integral garage
Plan produced using PlanUp.