

RADFORDS
ESTATE AGENTS

Village Houses



**3 LIME TERRACE
HIGH STREET
STAPLEHURST
TN12 0AP
PRICE £250,000 FREEHOLD**



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3 LIME TERRACE, HIGH STREET, STAPLEHURST, KENT, TN12 0AP

A CHARMING AND CHARACTERFUL GRADE II LISTED MID-TERRACED TWO BEDROOMED PROPERTY LOCATED IN THE HEART OF WEALDEN VILLAGE OF STAPLEHURST

OFFERING OPEN PLAN LIVING AND DINING AREA WITH ACCESS TO THE KITCHEN AND CLOAKROOM, UPSTAIRS OFFERS TWO BEDROOMS AND A SHOWER ROOM. A COURTYARD GARDEN WITH REAR ACCESS TO CAR PARKING, REALISTICALLY PRICED FOR A PROMPT SALE, NO ONWARD CHAIN & VACANT POSSESSION

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the crossroads in Staplehurst, turn onto the High Street and follow the straight road until you see the Radfords Office and the property can be found a short way back down the hill with a For Sale board outside.

DESCRIPTION A charming and well-presented Grade II Listed mid-terraced village home, competitively priced for a prompt sale, featuring versatile ground-floor living space, gas-fired central heating, exposed beams, and an abundance of characterful period features. The property comprises two well-proportioned bedrooms, together with a shower room and a convenient ground-floor cloakroom. Outside, the property enjoys a courtyard-style rear garden and a beautifully presented frontage with mature planting. The property also benefits from an allocated parking space, conveniently accessed via the rear garden. The property is offered vacant and with no onward chain, an internal inspection is highly recommended.

The property is set in the centre of 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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The property comprises:

LIVING ROOM/DINING AREA

Window to front. Understairs Storage. Boarded fireplace. Exposed beams. Radiator to side. Staircase. Fitted carpeting.

KITCHEN

Window to rear and door opening onto rear courtyard garden. Single bowl stainless steel sink. Indesit gas hob and oven. Radiator to side. Tiled flooring.

CLOAKROOM

WC. Hand wash basin. Cupboard. Tiled flooring.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Access to insulated loft. Access to:

BEDROOM 1

Built-in wardrobe. Window to front. Radiator. Fitted carpeting.

BEDROOM 2

Built-in wardrobe. Window to rear. Radiator. Fitted carpeting.

SHOWER ROOM

Sliding door. Radiator. Rainfall shower. WC. Wash basin. Wood flooring.

OUTSIDE

An enclosed courtyard style rear garden with gravelled area and shed. Rear access through to car parking area with allocated car parking space.

COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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.

DISCLAIMER

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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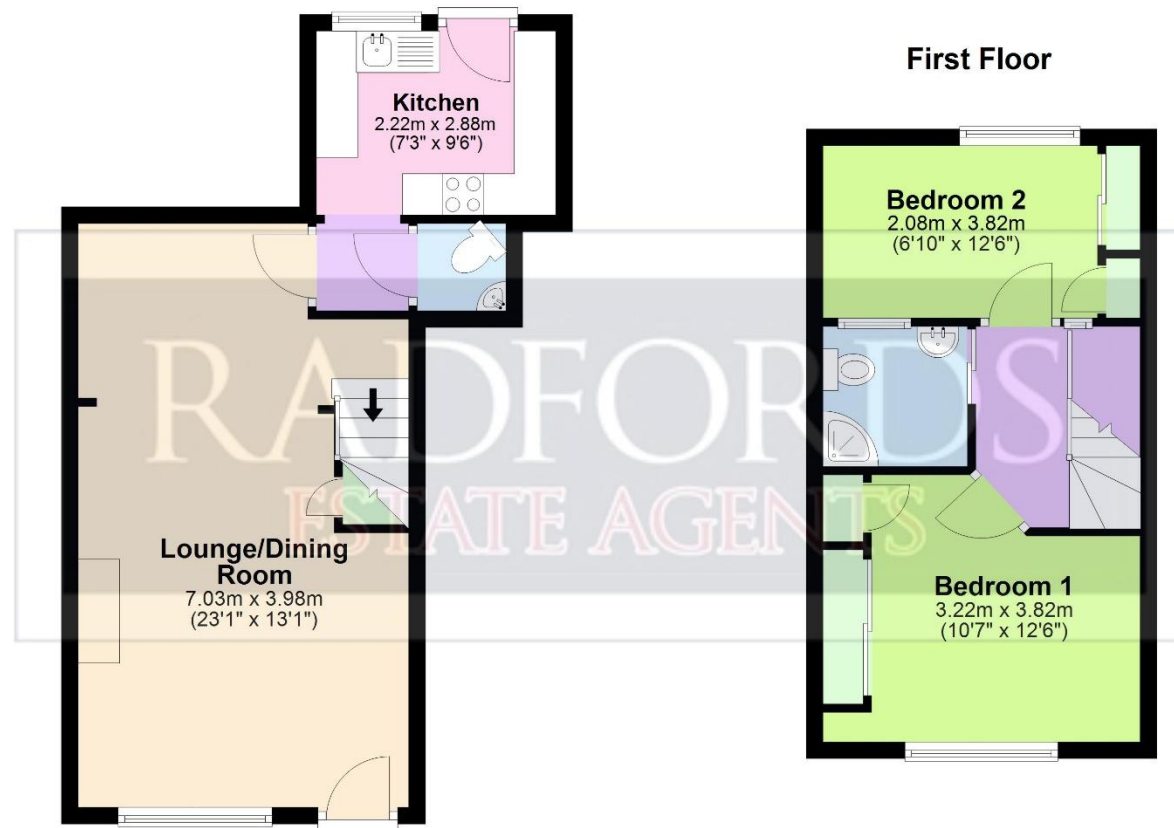
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FLOORPLANS

Ground Floor



Total area: approx. 63.2 sq. metres (680.4 sq. feet)

Dimensions are approx

Plan produced using PlanUp.