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Village Houses

13 BUTCHER CLOSE
STAPLEHURST
KENT
TN12 0TJ
OIRO £260,000 - FREEHOLD

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13 BUTCHER CLOSE, STAPLEHURST, KENT, TN12 0TJ

A WELL-MAINTAINED , TWO BEDROOMED, END OF TERRACE PROPERTY SITUATED IN THE HEART OF THE VILLAGE OF STAPLEHURST, OFFERED WITH NO ONWARD CHAIN

ENTRANCE VESTIBULE, LIVING/DINING ROOM, KITCHEN, CONVERSATORY, CLOAKROOM, LANDING, TWO DOUBLE BEDROOMS, BATHROOM, GARDEN, GARAGE EN BLOC

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From central Staplehurst, proceed to the main traffic lights and turn left into Marden Road, and third left into Oliver Road, then first left again into Pope Drive, and first right into Butcher Close, the property will be found at the end of the walkway with our For Sale board outside.

DESCRIPTION A well-presented and thoughtfully updated end-of-terrace home, ideally located in the heart of Staplehurst village. The property features a stylishly constructed conservatory and the added convenience of a ground-floor cloakroom. Offering two generous double bedrooms, it provides ample living space and is an ideal choice for a first-time buyer. Parking for the property is rear adjacent to the house in a garage en bloc. The property is offered with no onward chain.

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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ENTRANCE VESTIBULE
Fitted carpeting. Window to side. Door to:

LIVING/DINING ROOM
Fitted carpeting. Window to front. Radiator to side. Carpeted stairs to landing.

KITCHEN
Tiled flooring. Window into conservatory. Range of base and eye-level units with integrated appliances. Integrated slimline dishwasher. Integrated washing machine. Integrated BOSCH oven and microwave. Integrated gas hob with extractor hood. 1.5 bowl steel sink. Radiator to side.

CONSERVATORY
Laminate tiled flooring. Tumble drier. Door to rear garden. Door to:

CLOAKROOM
Laminate tiled flooring. WC. Hand wash basin. Heated towel rail. Frosted window to side.

LANDING
Fitted carpeted stairs leading to landing. Airing cupboard with Baxi Boiler and hot water cylinder. Access to loft area. Doors to the following.

BEDROOM ONE
Wood flooring. Window to front. Radiator to front. Free standing wardrobe and dresser.

BEDROOM TWO
Fitted carpeting. Window to rear. Radiator to rear. Over stairs storage cupboard.

BATHROOM
Laminate tiled flooring. WC. Inset vanity hand wash basin. Walk in shower cubicle. Chrome heated towel rail. Frosted window to side.

OUTSIDE
The property is accessed via a walkway from Butcher Close. It benefits from a garage located within a nearby en bloc, positioned directly behind the rear garden. Access to the garage is currently via a door through the garden shed.

To the front, the property features a well-maintained garden and a gate providing additional access to the rear. The side passage is notably wide and offers a practical space for bin storage.

The rear garden includes a small decking area, with paved stones leading to the rear access and the garage en bloc, as well as the garden shed that connects to the garage. An attractive pond is situated near the central terrace area, adding a pleasant focal point. The remainder of the garden is mainly laid to lawn and is neatly enclosed by fencing.

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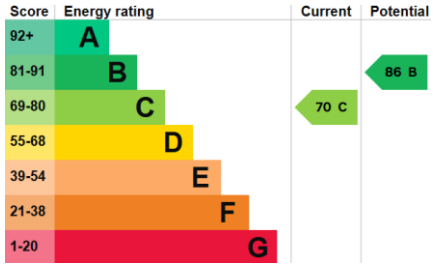
COUNCIL TAX
Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE



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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Total area: approx. 73.0 sq. metres (785.5 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
Plan produced using PlanUp.

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