

Ferris & Co



Monthly Rental Of £1,400.00 pcm
Holding deposit equivalent to 1 week's rent on application



3 Elsfield Cottages Ashford Road
Maidstone, ME17 1PA

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Charming end of terrace victorian cottage with a stunning kitchen extension creating a lovely room with 2 further separate living rooms, 2 bedrooms and a spacious bathroom. there is gas central heating, Upvc double glazed windows, 30ft rear garden and off road parking, set well back from the road with easy access to the motowary, half mile to the Hollingbourne village centre, just decorated, highly recommended.

Hollingbourne has many period properties, local shop, gastro pubs, village hall and a mainline railway station connected to London on the Victoria Line. Maidstone the town centre is some four miles distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

DINING ROOM 11' 7" x 8' 0" (3.53m x 2.44m)

Window to front, entrance door, double radiator, wood laminate flooring, natural brick fireplace, pleasant open outlook.

LOUNGE 12' 0" x 10' 0" (3.65m x 3.05m)

Wood laminate flooring, double radiator, window to front, built in storage cupboard, brick fireplace, open grate, raised hearth, dado rail.

KITCHEN 11' 3" x 10' 7" (3.43m x 3.22m)

Fitted with a contemporary range of kitchen units and granite work tops and upstand, stainless steel sink, mixer tap, range of low and high level cupboards, electric cooker, oven and grill beneath, extractor hood, ceramic tile floor. Stable door to garden. rear lobby with plumbing for washing machine and work top.

ON THE FIRST FLOOR

LANDING

Window to front,

BEDROOM 1 10' 2" x 9' 7" (3.10m x 2.92m)

Build in storage cupboard, double radiator, window to front.

BEDROOM 2 11' 0" x 7' 10" (3.35m x 2.39m)

Window to front ,radiator, wood laminate flooring.

BATHROOM

White suite, panelled bath with electric shower over, separate mixer tap and hand shower, pedestal wash hand basin,low lwlvel wc, vinyul flooring, tiled splash bask, radiator, window overlooking rear garden, built inlinen cupboard,worcester gas fired boiler, separate hot water cylinder.

OUTSIDE

Rear garden extends to approx 30ft, side pedestrian access, lawned area, shrubs, allocated parking space, hedged boundary



DIRECTIONS

From our Bearsted Office proceed in an easterly direction into The Green, passing the village green and the Oak on the right hand side. Continue along through Roundwell. At the junction with the Ashford Road, A20, turn left towards Ashford. At the roundabout take the second exit continuing along the A20, the property can be found set back from the road on the left hand side.



TOTAL FLOOR AREA - 670 sq ft (62.2 sq m) approx.
While every effort has been made to ensure the accuracy of the floor area measurements, the Agent does not accept any liability for any errors or omissions. The floor area is for information only and should not be used as a basis for any prospective purchase. The services, options and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Call to plan.
Maidwell Morgan (2022)

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

3 Elsfield Cottages
Ashford Road
Hollingbourne
MAIDSTONE
ME17 1PA

Energy rating

E

Valid until:

27 October 2029

Certificate number:

9752-2828-6804-9721-2981

Property type

Semi-detached house

Total floor area

67 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 E. It has the potential to be C.

[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		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		