

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



**11 JEFFERY CLOSE
STAPLEHURST
KENT
TN12 0TH
PRICE £325,000 FREEHOLD**



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11 JEFFERY CLOSE, STAPLEHURST, KENT, TN12 0TH

A WELL-PRESENTED TWO-BEDROOMED SEMI-DETACHED PROPERTY IN CUL DE SAC POSITION

ENTRANCE VESTIBULE, LIVING ROOM/DINING ROOM, KITCHEN, CONSERVATORY, LANDING, TWO BEDROOMS, BATHROOM, GARDEN AND CAR PARKING FOR SEVERAL CARS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights and turn into Marden Road. Take the third turning left into Oliver Road and first right into Jeffery Close. The property will be found a short way along on the left-hand side with our For Sale board outside.

DESCRIPTION

An ideal opportunity for the first time buyer, a spacious semi-detached two bedroomed. The property has the benefit of replacement double glazing, full-gas fired central heating, recently refitted out with new carpeting and the benefit of the conservatory as well. There is no onward chain and an internal inspection is highly recommended.

The property is set on the outskirts 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

Meter cupboard. Door opening through to:

LIVING/DINING ROOM

Window to front with curtains. Recently laid carpeting. Radiator.

KITCHEN

Base and eye level units with stainless steel 1½ bowl sink unit. Integrated dishwasher, cooker and hob. Wall-mounted gas-fired boiler serving domestic hot water and central heating. Door opening through to:

CONSERVATORY

Doors opening onto rear garden. Radiator.

LANDING

Recently fitted carpeting.

BEDROOM 1

Window to front with curtains. Newly laid carpeting. Radiator. Fitted wardrobe cupboards. Steps leading up to attic area.

BEDROOM 2

Window to rear with curtains. Newly laid carpeting. Radiator.

BATHROOM

Panelled bath. Hand wash basin. WC. Airing cupboard.

OUTSIDE

The property enjoys an area of front garden and car parking for several cars. The garden lays mainly to the rear with an area of paved patio, lawn and shed.

COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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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