

Ferris & Co



Monthly Rental Of £1,550 pcm
Holding deposit equivalent to 1 week's rent on application



73 Willington Street
Maidstone , ME15 8JU

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Attractive Neo-Georgian terraced house, located on the edge of the Madginford development, built in the 1960's with views into Mote Park. Set well back from the road, the accommodation has been well modernised and much improved with the benefit of a nicely fitted kitchen and bathroom with downstairs cloakroom, there is gas central heating, double glazing and a sunny low maintenance rear garden with garage.

The Madginford development has a good selection of local amenities including shops on Egremont Road, providing for everyday needs together with popular infant and junior school. Within the village and on the Ashford Road there is a wider selection of shops with doctors surgery, chemist and post office and the village green has a selection of gastro pubs and restaurants together with mainline railway station connected to London. Maidstone town centre is 1 1/2 miles distant and maybe accessed through Mote Park with it's 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ON THE GROUND FLOOR

GEORGIAN STYLE UPVC ENTRANCE DOOR

With portico. Outside light.

ENTRANCE HALL

Staircase to first floor. Woodblock flooring.

CLOAKROOM

White suite, chromium plated fittings comprising :- Low level W.C. Wash hand basin, mixer tap. Half-tiled walls. Decorative border tile. Ceramic tiled floor.

KITCHEN 12' 0" x 8' 6" (3.65m x 2.59m)

Comprehensively fitted with units, high gloss door and drawer fronts with stainless steel fittings and complementing matchwood effect working surfaces comprising : Stainless

steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner gas hob, extractor hood above, Bosch oven beneath. Plumbing for automatic washing machine. Space for fridge. Tiled splashback. Logic wall mounted gas fired combination boiler supplying central heating and domestic hot water throughout. Ceramic tiled floor. Half -glazed UPVC door and windows overlooking rear garden, eastern aspect.

THROUGH LOUNGE/DINING ROOM 24' 9" x 10' 4" narrowing to 8'5" in Dining Area (7.54m x 3.15m)

DINING AREA: Woodblock flooring. Double glazed sliding patio doors overlooking rear garden, eastern aspect. Radiator with decorative cover. LOUNGE AREA : Contemporary fire surround. Bay window to front affording a western aspect with views into Mote Park. Wood laminate flooring. Radiator.

ON THE FIRST FLOOR

LANDING

Built-in linen cupboard. Access to roof space. Envirovent extractor system.

BEDROOM 1 12' 7" x 9' 10" (3.83m x 2.99m)

Two double built-in wardrobe cupboards. Central headboard recess. Storage cupboards above. Window to front, western aspect, views into Mote Park. Fitted blinds. Radiator. Wood laminate flooring.

BEDROOM 2 12' 4" x 8' 8" (3.76m x 2.64m)

One double, one single built-in wardrobe cupboard with dresser unit, storage cupboards above. Dado rail. Picture window to rear affording an eastern aspect.

BEDROOM 3 9' 2" x 7' 4" (2.79m x 2.23m)

Window and views into Mote Park, western aspect. Fitted blinds.

BATHROOM

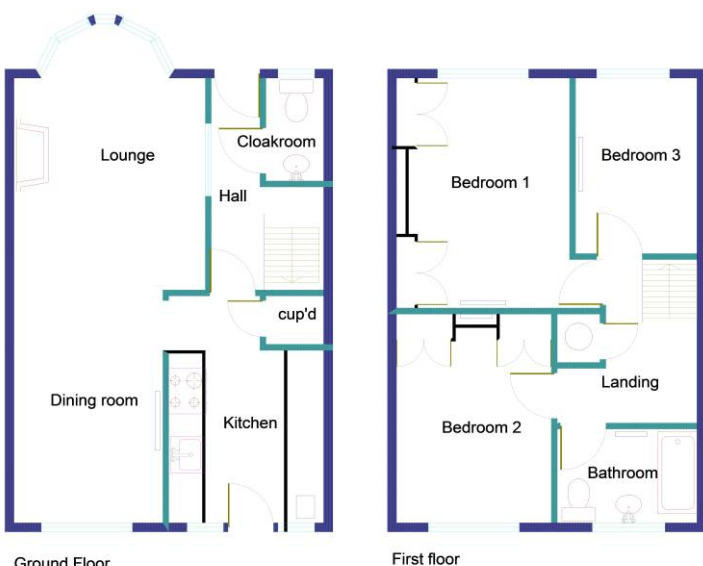
White suite, chromium plated fittings comprising:- Panelled bath with mixer tap, shower attachment, curtain and rail. Pedestal hand basin. Low level W.C. Half-tiled walls. Wood laminate flooring. Window to rear affording an eastern aspect. Fitted roller blind. Radiator.

OUTSIDE

FRONT GARDEN : Low maintenance with shrubs and shingle. REAR GARDEN : Extends to 40ft enjoying an eastern aspect, paving and gravel. DETACHED BRICK GARAGE within the rear garden 16'6" x 9' with access from Merton Road, up and over entry door.

DIRECTIONS

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side, at the junction with the Ashford Road, turn right heading towards Maidstone on the A20, taking the second turning on the left into Spot Lane, first right into Royston Road, first left into Madginford Road, first left again into Egremont Road, passing the shopping parade. Continue taking the second turning on the left into Merton Road, taking the first turning on the right which leads to the rear of 73 Willington Street.



Ground Floor
Floor area 890 sq' approximately.

First floor
N.B:Not to scale, for guidance only.

73, Willington Street, MAIDSTONE, ME15 8JU

Dwelling type: Mid-terrace house
Date of assessment: 31 July 2019
Date of certificate: 31 July 2019

Reference number: 7298-5006-6223-6851-2904
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 m²

Use this document to:

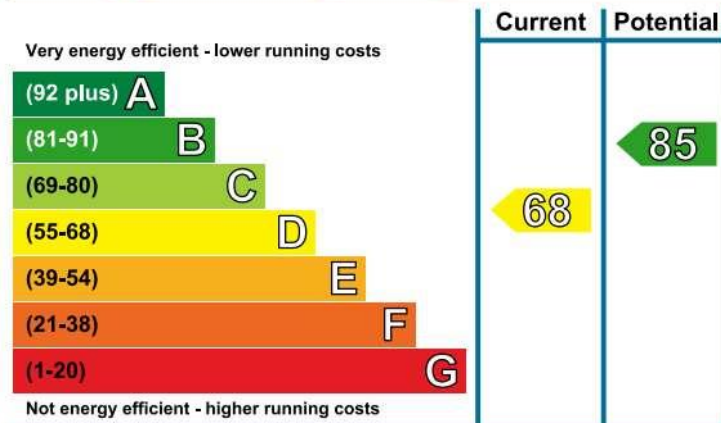
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,217
Over 3 years you could save	£ 438

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 186 over 3 years	
Heating	£ 1,656 over 3 years	£ 1,404 over 3 years	
Hot Water	£ 276 over 3 years	£ 189 over 3 years	
Totals	£ 2,217	£ 1,779	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 174
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 93
3 Low energy lighting for all fixed outlets	£45	£ 84

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.