

Ferris & Co



Monthly Rental Of £1400 pcm
Holding deposit equivalent to 1 week's rent on application



17 Lambourne Road Bearsted
Maidstone, ME15 8LZ

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Delightfully refurbished terrace house, in a quiet pedestrian cul de sac with large picture windows creating a light & airy interior with a southern aspect to the front. Just fitted kitchen, new flooring and decorating throughout. Arranged on two floors extending to 670 sqft with gas central heating, UPVC windows and fitted blinds.

Located on the sought after and popular Madginford development with its own excellent selection of amenities including shops for everyday needs, library, sought after infant & junior school and Mote Park within 500 meters with its 450 acres, boating lake, leisure centre and swimming pool. Bearsted Village is half a mile distant with a mainline railway station connected to London. Maidstone, the county town is some 2 miles distant and has facilities consistent with its county town status.

ON THE GROUND FLOOR

ENTRANCE HALL

UPVC framed double glazed entrance door and port hole window. Staircase to the first floor.

THROUGH LOUNGE/DINING ROOM 21' 4" x 12' 0" NARROWING TO 8" IN DINING ROOM AREA(6.50m x 3.65m)

Large picture window to front affording a southern aspect, with fitted blinds. Double radiator, two wall light points, thermostatic control for central heating, double glazed sliding patio doors overlooking the rear garden. Fitted blinds.

KITCHEN 11' 3" x 7' 3" (3.43m x 2.21m)

Just fitted with new units comprising white high gloss door and drawer fronts with wood grain finish, working surfaces. Stainless steel sink unit with mixer tap and cupboard under. Range of high and low level cupboards. Gas cooker, space for fridge freezer and washing machine. Alpha wall mounted

gas fired boiler. Window and glazed door to garden. Oak finish flooring. Brick laid splash backs. under stairs cupboard with service meters and consumer unit.

ON THE FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12' 0" x 11' 3" (3.65m x 3.43m)

Large picture window to front with southern aspect and fitted blinds. Double radiator. Wardrobe cupboard.

BEDROOM 2 9' 8" x 8' 9" (2.94m x 2.66m)

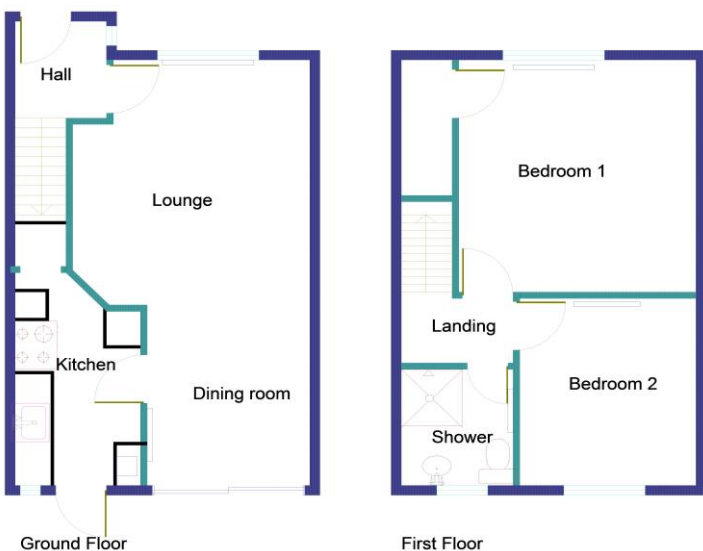
Picture window to the rear. Radiator

SHOWER ROOM

White suite with chromium plated fittings. Corner shower cabinet with sliding doors. Pedestal wash hand basin, low level W.C, fully tiles walls. Radiator

OUTSIDE

To the front of the property there is an open plan garden. Rear garden extends to 30', fully fenced with patio adjacent to the house, lawn, access to garage approached by a driveway providing additional parking.



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 taking the second turning on the left into Spot Lane, continue into the traffic calming measures taking the first right into Royston Road, first Left into Madginford Road, taking the second turning on the left into Lambourne Road and the property will be found at the end of the cul de sac on the left as indicated by our sign

Energy performance certificate (EPC)

17 Lambourne Road
Bearsted
MAIDSTONE
ME15 8LZ

Energy rating

C

Valid until: 1 March 2032

Certificate number: 8532-2027-7100-0282-4206

Property type Mid-terrace house

Total floor area 62 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D
the average energy score is 60