

# Ferris & Co



**Monthly Rental Of £1,600.00 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



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Maidstone , ME15 6RA

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Brilliant opportunity to rent this three bedroom mid-terraced family home. The bright and airy interior is decorated to a high standard and is conveniently arranged over two floors. The property extends in all to just short 800 sq ft and benefits from gas central heating and UPVC double glazing. Located on a quiet walkway with a west facing rear garden, garage en bloc close by and parking for two vehicles.

## ON THE GROUND FLOOR

### LOUNGE/DINER 14' 9" x 24' 8" (4.49m x 7.51m)

Stairs to first floor. Window to front. Solid oak wood flooring. Recessed downlighters. Double radiator. Double glazed sliding patio doors to rear garden.

### ENTRANCE PORCH

Hardwood entrance door with glazed panel and side panel. Wood effect tiled floor with integrated door mat. Recessed downlighters. Built in cupboard and drawers. Solid oak door to lounge/living room.

### KITCHEN 7' 0" x 10' 5" (2.13m x 3.17m)

Ceramic tiled floor. Recessed downlighters. Window to rear. High and low level units with black high gloss door and drawer fronts with marble effect working surfaces. Bosch 4 burner induction hob with Beko oven beneath. Stainless steel chimney style extractor hood above. Tiled splashback. Cupboard housing Ideal gas fired combi boiler (fitted 1 year ago). Stainless steel sink with brushed stainless steel Swan neck mixer tap.

## ON THE FIRST FLOOR

## LANDING

White timber balustrade with matching newel post. Double radiator. Access to roof space. Built in cupboard with electric socket.

### BEDROOM 1 12' 0" x 8' 6" (3.65m x 2.59m)

Window to front. Double radiator. Built in double wardrobe with solid oak doors. Recessed downlighters. Carpet.

### BEDROOM 2 10' 7" x 7' 10" (3.22m x 2.39m)

Window to rear. Double radiator. Carpet.

### BEDROOM 3 9' 2" x 6' 0" (2.79m x 1.83m)

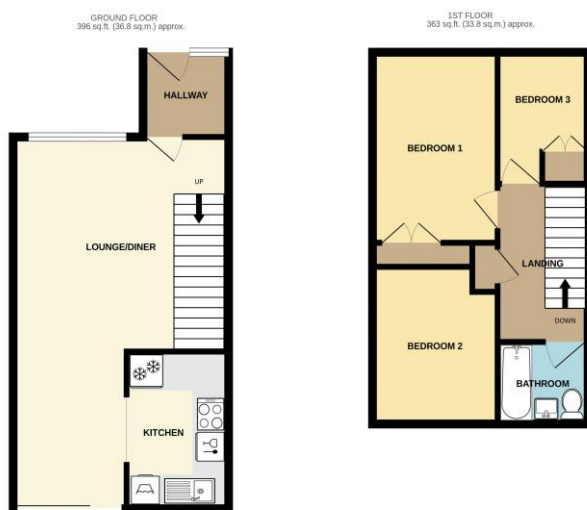
Window to front. Built in cupboard with drawers. Double radiator. Carpet.

### BATHROOM 5' 5" x 6' 8" (1.65m x 2.03m)

White suite - L shaped bath with shower over with rainforest shower head and separate hand attachment. Chrome mixer tap. Folding glass screen. Low level W.C. Pedestal wash hand basin with chrome mixer tap. Ceramic tiled floor and matching tiled walls with decorative mosaic border. Recessed downlighters. Chrome heated towel rail. Extractor fan. Shaver point. Window to rear.

## OUTSIDE

Low maintenance rear garden (measuring 20' long), enjoying a southern aspect, with Indian sandstone paved patio and fully fenced boundaries. Rear pedestrian access.



## DIRECTIONS

### 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 Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

