

Ferris&Co



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



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Kent , ME16 0BS

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Attractive semi-detached house, located in a well established and convenient residential position just off the London Road, on the north western side of the town. Internally the property is fitted to a particularly high standard with a beautifully fitted kitchen and bathroom. Arranged on two floors extending in all to in excess of 650 square feet with the added benefit of gas fired central heating by radiators and UPVC framed double glazing.

The property is located just off the London Road, within 1/2 mile of the town centre, with it's excellent selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. 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

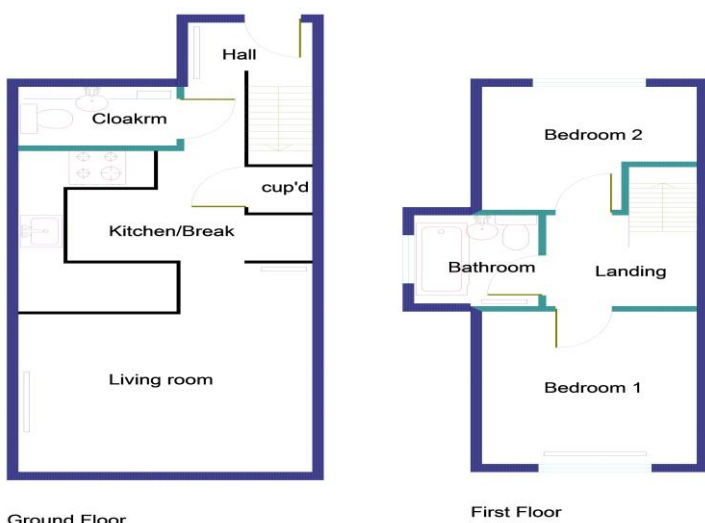
ENTRANCE HALL

Half-glazed UPVC Georgian style entrance door with outside light. Beechwood laminate flooring. Staircase to first floor with timber balustrade. Understairs storage cupboard.

CLOAKROOM

Delightfully fitted with a contemporary suite in white with chromium plated fittings comprising :- Low level W.C. Wash hand basin with mixer tap. Integrated storage cupboard beneath. Working surface and display top. Double wall cupboard. Slate effect flooring. Gas fired Glow worm combination boiler supplying central heating and domestic hot water throughout. Recessed low voltage lighting. Window to front, fitted blind.

OPEN PLAN KITCHEN/LIVING ROOM 28' 0" x 12' 6" (8.53m x 3.81m)



Floor area 652 sq' approximately.
N.B: not to scale, for guidance only.

KITCHEN: Delightfully fitted with a contemporary range of kitchen units having high gloss door and drawer fronts with stainless steel fittings. Slate effect working surfaces. Matching upstand. Plum coloured glass splashback. Integrated ceramic hob. AEG oven and grill beneath. Concealed extractor above. Plumbing for automatic washing machine. Space for fridge/freezer. Soft close doors. Deep pan drawers. Window to side. Peninsular dividing unit. Wood laminate flooring. **LIVING AREA :** 11'8" x 12'6" Two radiators. Oak laminate flooring. Double glazed casement doors overlooking rear garden affording a western aspect.

ON THE FIRST FLOOR

LANDING

Access to roof space

BEDROOM 1 11' 8" x 9' 5" (3.55m x 2.87m)

Window overlooking rear garden. Fitted blind. Radiator. Recessed low voltage lighting.

BEDROOM 2 9' 6" x 7' 9" (2.89m x 2.36m)

Window to front, eastern aspect, fitted blind. Radiator. Recessed low voltage lighting.

BATHROOM

White suite:- Panelled bath. Pedestal hand basin. Storage cupboard. Low level W.C. Dormer window to side, fitted blind. Chromium plated heated towel rail. Tiled splashback.

OUTSIDE

Driveway with parking. **THE REAR GARDEN:** Is an attractive feature of the property extends to 52ft, patio, lawn, shrubs and trees, western aspect.



DIRECTIONS

From Maidstone leave via the Tonbridge Road, A26, taking the first turning on the right into Terrace Road, bearing left onto the London Road, A20. Grace Avenue will be found after approximately one mile on the right hand side near the convenience store. 1B will be found at the top of the road on the right hand side as indicated by our sign board.

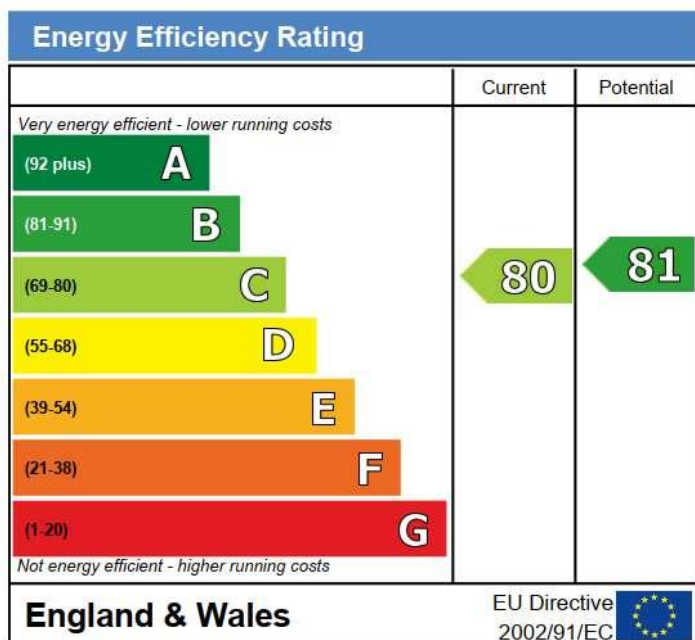
Energy Performance Certificate



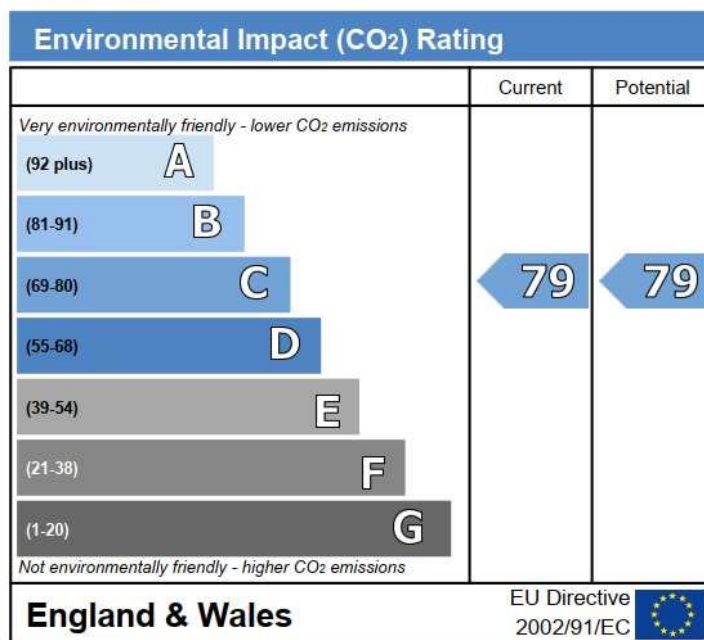
122b London Road,
MAIDSTONE,
ME16 0BX

Dwelling type: Semi-detached house
Date of assessment: 01 May 2010
Date of certificate: 01 May 2010
Reference number: 8206-0597-0529-0306-6503
Type of assessment: RdSAP, existing dwelling
Total floor area: 55 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	176 kWh/m ² per year	169 kWh/m ² per year
Carbon dioxide emissions	1.6 tonnes per year	1.5 tonnes per year
Lighting	£52 per year	£31 per year
Heating	£255 per year	£259 per year
Hot water	£87 per year	£87 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.