



**£1395 pcm**  
Holding deposit equivalent to 1 week's rent on application



**15 Gentian Close**  
Maidstone, ME14 5UE

TEL: 01622 737800  
Email:  
[lettings@ferrisandco.net](mailto:lettings@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)

Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Exceptionally spacious and beautifully presented mid terrace house. Located in this quiet cul de sac on the sought after Grove Green development. The well proportioned rooms benefit from gas fired central heating and there is UPVC double glazing windows. New carpets have just been fitted the other features of the accommodation are the downstairs shower room/cloakroom. A nicely fitted kitchen and a living room with double casement doors looking out over the decked rear garden which enjoys a southern aspect, ideal for outdoor entertainment. On the first floor the main bedroom has two double built in wardrobe cupboards, the second bedroom enjoys a southern aspect again with a built in wardrobe. Bathroom with bath and shower. Allocated parking spaces and a fully fenced. available from april 2024

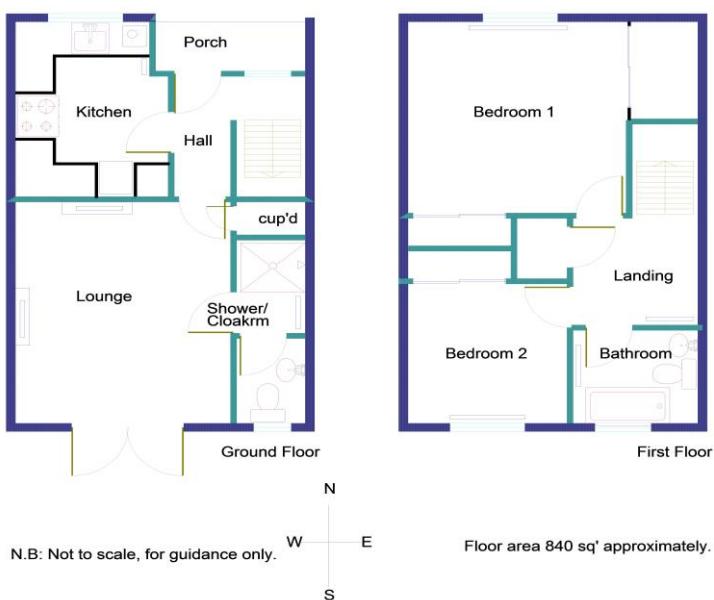
Grove Green has its own excellent selection of local amenities which include shops with a supermarket, Medical Centre, Community Centre and the highly regarded St Johns Infant and Junior School. Adjacent to Grove Green is Mote Park with its 450 acres boating lake, Leisure Centre and municipal Swimming Pool. The nearby village of Bearsted approximately 1 1/2 miles east has a main line railway station connected to London. Maidstone the County town some two miles distant has a wider selection of amenities. The M20/A20/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 PORCH

Attractive composite entrance door partly glazed with chrome furniture, window to side, outside meters, cupboards and lighting.

### ENTRANCE HALL 6' 9" x 6' 0" (2.06m x 1.83m)



With staircase to first floor with timber balustrade.

### KITCHEN 10' 9" x 8' 9" (3.27m x 2.66m)

Comprehensively fitted with units having white high gloss Shaker style door and drawer fronts with complimenting working surfaces comprising: Stainless Steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces, four burner gas cooker with Oven, Fridge Freezer, wall mounted gas fired boiler supplying central heating and domestic hot water throughout, plumbing for automatic washing machine, radiator, window to front, fitted blinds, tiled splashbacks.

### LIVING ROOM 14' 0" x 12' 0" (4.26m x 3.65m)

Two radiators with decorative covers, understairs storage cupboard, double casement doors to:

### REAR GARDEN AND DECKED AREA

Southern aspect

### CLOAKROOM/SHOWER ROOM

White suite chromium plated fittings comprising:- Shower cubicle with folding glass doors, low level WC, wash hand basin, radiator. Tiled splashbacks.

### ON THE FIRST FLOOR

Landing: built in storage cupboard, access to roof space.

### BEDROOM ONE 12' 2" x 12' 2" (3.71m x 3.71m)

Window to front, radiator, two double built in wardrobe cupboards with sliding mirrored doors.

### BEDROOM TWO 9' 7" x 9' 2" (2.92m x 2.79m)

Window to rear affording a southern aspect, radiator, built in wardrobe cupboard with mirrored doors.

### BATHROOM

White suite chromium plated fittings comprising: Panelled bath with mixer tap and shower attachment. Pedestal hand basin, low level WC, half tiled walls, vinyl flooring, radiator. Window to rear southern aspect.

### OUTSIDE

Open plan front garden laid to lawn, the rear garden extends to approximately 30', fully fenced, timber garden shed, timber decked area adjacent to house, ideal for outdoor entertaining, outside lighting, lawn, shrub border, garden shed, rear pedestrian access.

### DIRECTIONS

From our Bearsted office proceed in a westerly direction into Ware Street passing the railway station on the right hand side, proceed for approximately 1/2 a mile and at The Kims roundabout take the first exit into New Cut Road. At the next roundabout take the first exit into Grovewood Drive, turning first right into Provender Way, first left again into Orache Close and gentian Close will be found on the right hand side and the property will be found a short distance along in the left hand block.

# Energy Performance Certificate



HM Government

15, Gentian Close, Weaverling, MAIDSTONE, ME14 5UE

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 05 April 2017  
**Date of certificate:** 06 April 2017

**Reference number:** 0858-0005-7274-5303-5960  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 60 m<sup>2</sup>

## Use this document to:

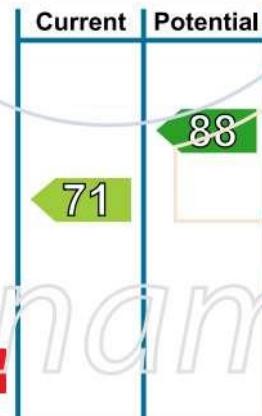
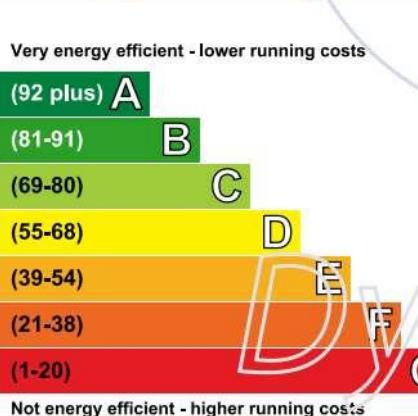
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,638
Over 3 years you could save	£ 273

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 255 over 3 years	£ 129 over 3 years	
<b>Heating</b>	£ 1,107 over 3 years	£ 1,059 over 3 years	
<b>Hot Water</b>	£ 276 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 1,638</b>	<b>£ 1,365</b>	 You could save £ 273 over 3 years

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 Increase loft insulation to 270 mm	£100 - £350	£ 63
2 Low energy lighting for all fixed outlets	£35	£ 111
3 Solar water heating	£4,000 - £6,000	£ 99

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.