

RADFORDS
ESTATE AGENTS

Village Houses



**10 WELD CLOSE
STAPLEHURST
KENT TN12 0SJ**

PRICE £325,000 FREEHOLD



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SITUATED IN A CUL-DE-SAC POSITION, A SPACIOUS END OF TERRACE PROPERTY LOCATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE VESTIBULE, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, THREE BEDROOMS, BATHROOM, GARDEN AND GARAGE EN BLOC

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst, proceed to the main traffic lights, turn into Headcorn Road and continue along, take the third turning on the right, into Slaney Road, bear round, then the second turning left into Weld Close, the property will be found straight ahead.

DESCRIPTION

A spacious and well-presented end of terrace property, with replacement double glazing and full gas fired central heating. There is no onward chain, and the property is realistically priced for a quick sale, an internal inspection is highly recommended.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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ENTRANCE PORCH

Approach through double glazed replacement front door with side screen. Door opening to:

LIVING ROOM

Double glazed windows to front. Panel radiator. Fitted carpeting. An efficient fireplace. Fitted wall lights.

KITCHEN/DINING ROOM

Kitchen area fitted out with base and eye level units. Bright, single drainage sink unit with 1 ½ drainers. Space and plumbing for washing machine. Worcester gas light boiler serving domestic hot water and central heating. Floor covering is laid.

Dining area with patio doors, opening on to rear garden. Panel radiator.

STAIRS

Leading to first floor landing.

FIRST FLOOR LANDING

With loft area and cupboard.

BEDROOM ONE

Window to front. Range of fitted wardrobe & cupboards. Fitted carpeting. Panel radiator.

BEDROOM TWO

Window to rear. Double wardrobe cupboard. Fitted carpeting. Panel radiator.

BEDROOM THREE

Window to front. Fitted carpeting. Panel radiator.

BATHROOM

Panel bath with shower attachment. Hand wash basin. Low level W/C suite. Radiator. Window to rear.

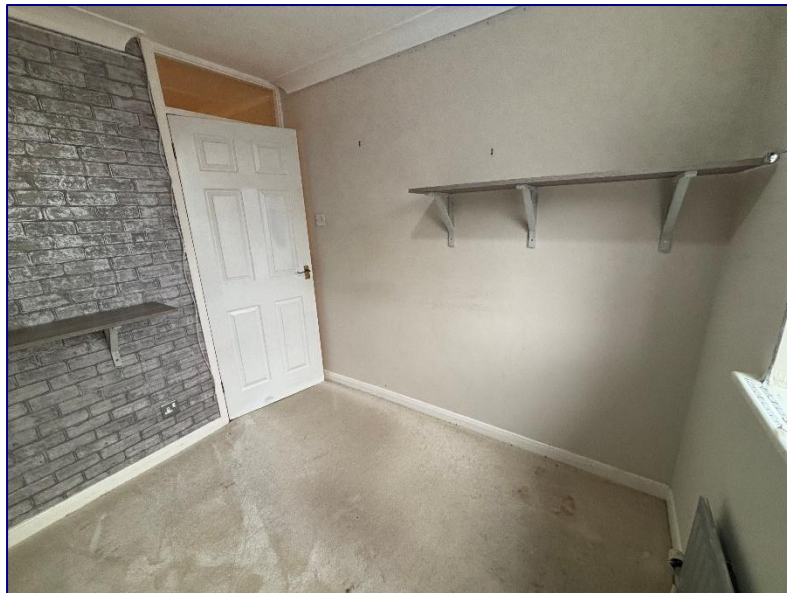
OUTSIDE

Area of front garden. Side access to the rear garden. Central circular terrace area with a gravel surround. Fully fenced and backing onto countryside. Single garage in block with up-and-over door.

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COUNCIL TAX
Maidstone Borough Council Tax Band C



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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

MONEY LAUNDERING REGULATIONS

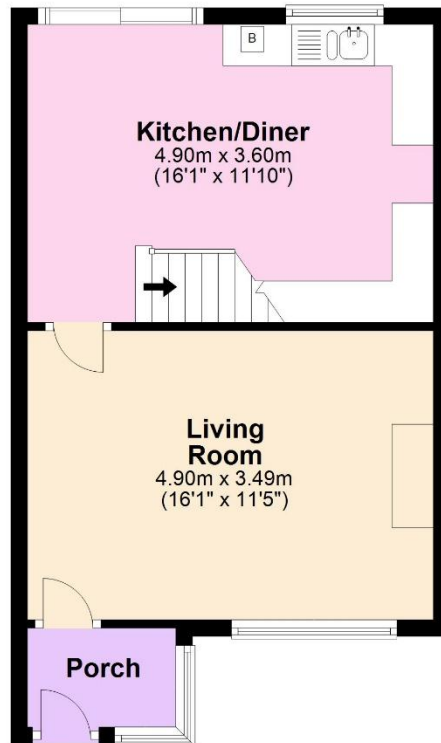
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

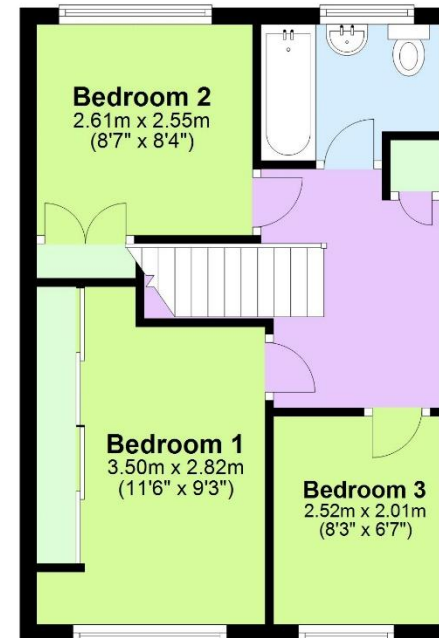
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FLOORPLANS

Ground Floor



First Floor



Total area: approx. 72.9 sq. metres (784.6 sq. feet)

Note - Dimensions are approximate

Plan produced using PlanUp.