

# Ferris&Co



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



**13b Lockwood**  
Maidstone, ME16 0NX

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Superb opportunity to let this semi detached family house located in this well established and sought after residential position within easy access of an excellent selection of local amenities. Arranged on two floors extending in all to just under 800 square feet, with the added benefit of gas fired central heating by radiators and UPVC replacement double glazing.

The property is situated in Allington, renowned for it's Castle and river frontage and there are an excellent selection of shops at the Mid-Kent shopping centre, approximately two miles distant and there is also a Tesco One Stop shop at the junction where Popular Grove joins the London Road which cater for everyday needs. The County town is also approximately two miles distant and offers a more comprehensive selection of amenities including Fremlins Walk, two museums, County library, theatre 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 CANOPY

Outside meters cupboard. Attractive entrance door.

### ENTRANCE HALL

Radiator. Half glazed UPVC entrance door. Staircase to first floor.

### CLOAKROOM

White low level suite. Hand basin. Window to front. Radiator.

### OPEN PLAN LIVING ROOM 24' 0" x 15' 3" (7.31m x 4.64m)

Window to front. Radiator. The room incorporates a well fitted kitchen/breakfast room with a range of high and low level cupboards with working surfaces. Sink unit. Integrated

hob and oven. Plumbing for automatic washing machine. Space for fridge/freezer. Radiator. Understairs storage cupboard. Double casement doors overlooking rear garden.

## ON THE FIRST FLOOR

### LANDING

Decorative balustrade. Airing cupboard with radiator. Access to roof space.

### BEDROOM 1 15' 2" x 8' 0" (4.62m x 2.44m)

Two windows to front affording a southern aspect. Two radiators.

### BEDROOM 2 8' 7" x 8' 0" (2.61m x 2.44m)

Window to rear. Radiator.

### BEDROOM 3 9' 6" x 6' 3" (2.89m x 1.90m)

Window to rear. Radiator.

### BATHROOM

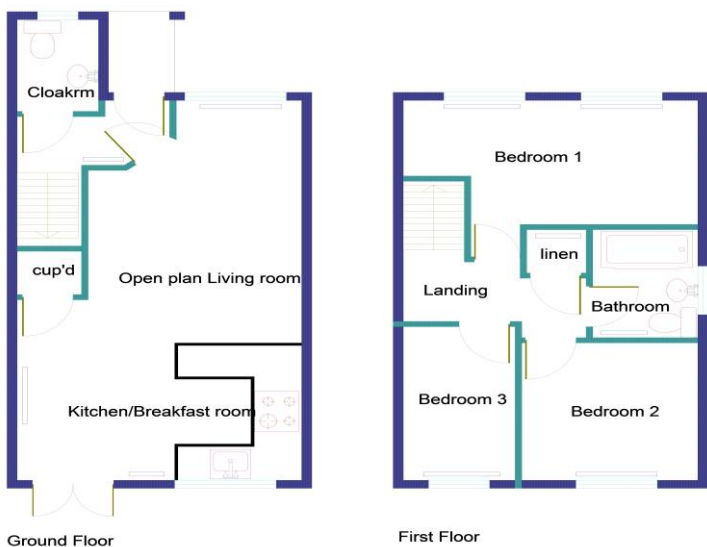
White contemporary suite with chromium plated fittings comprising:- Shaped panelled bath incorporating shower area with curved glass shower screen. Pedestal wash hand basin. Low level W.C. Window to side, western aspect. Radiator.

### OUTSIDE

Front garden with paved pathway. Side pedestrian access. Allocated parking with space for two vehicles close by.

### GARDEN

The rear garden extends to approximately 30ft.



## DIRECTIONS

From Maidstone leave via the Tonbridge Road A26, keeping in the right hand lane taking the first turning on the right in Terrace Row, bearing left along the London Road A20 continue for approximately 1 mile, turning right at the traffic lights adjacent to the petrol station into Castle Road, first right again into Newbury Avenue, take the second left into Tintern Road, second left again into Stockbury Drive and Lockwood will be found first turning on the left and the property will be found at the end of the road on the left



# Energy performance certificate (EPC)

13b Lockwood  
MAIDSTONE  
ME16 0NX

Energy rating

C

Valid until:

4 November 2031

Certificate number:

9310-2375-4190-2009-1171

Property type

Semi-detached house

Total floor area

69 square metres

## Rules on letting this property

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

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 rating and score

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

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

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		