

RADFORDS

ESTATE AGENTS

Village Houses



**5 CHANTRY ROAD
MARDEN
KENT
TN12 9HT**

PRICE £175,000 - LEASEHOLD



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152



5 CHANTRY ROAD, MARDEN, KENT, TN12 9HT

**AN OPPORTUNITY TO ACQUIRE A GROUND-FLOOR, TWO BEDROOMED MAISONETTE WITH NO ONWARD CHAIN
ENTRANCE HALL, LIVING ROOM/DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM, GARDEN, ON-STREET
PARKING**

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From Marden High Street, continue through the village onto Church Green. Take the first left into Chantry Road, then follow the road and take the second left, which continues as Chantry Road. The property can be found a short distance along on the right-hand side.

DESCRIPTION

A two-bedroom ground floor maisonette, ideally situated just a stone's throw from Marden railway station, offering convenient links to London. The property would benefit from a programme of modernisation and redecoration, presenting an excellent opportunity to add value and personalise the space. A private rear garden provides an additional feature, enhancing the property's appeal. An internal inspection is highly recommended.

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.



5 CHANTRY ROAD, MARDEN, KENT, TN12 9HT

ENTRANCE HALL

After entering through front door. Fitted carpeting. Window to front. Airing cupboard to rear.

LIVING/DINING ROOM

Fitted carpeting. Window to front. Radiator to front. Gas fireplace (disconnected). Shelving. Leading into:

KITCHEN

Tie flooring. Window to rear. Range of base and eye-level units. Washer/drier machine. Dishwasher. Integrated "Bush" oven. Gas hob. 1.0 bowl steel sink. Boiler in cupboard to side. Spotlights. Door to rear garden.

BEDROOM ONE

Fitted carpeting. Window to front. Radiator to front. Cupboard with railing.

BEDROOM TWO

Fitted carpeting. Window to rear. Radiator to rear. Cupboard with railing.

BATHROOM

Frosted window to rear. Tiled flooring. Radiator to side. Hand wash basin. WC. Walk in shower. Shelving. Mirror.

OUTSIDE

Patio area as step out from Kitchen into the rear garden; the rest is laid to lawn with a fence border. External tap. External light. There is non-allocated on-street parking available near the property. To the front of the property, there is an area of grass which is believed to be No.5s responsibility to maintain and there is paved path which leads round the

side of the property and provides further access to No.5's garden. In the garden on the right-hand side, there is a brick-built shed and 1 / 2 of it is in ownership of No.5.

*Non-allocated on-street parking is available for this property.

**Please note that there is a service charge for this property, please speak to agents for further information.

5 CHANTRY ROAD, MARDEN, KENT, TN12 9HT



5 CHANTRY ROAD, MARDEN, KENT, TN12 9HT



5 CHANTRY ROAD, MARDEN, KENT, TN12 9HT



5 CHANTRY ROAD, MARDEN, KENT, TN12 9HT

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC rating: **C**

COUNCIL TAX

Maidstone Borough Council Tax Band **B**

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details and plans 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