Ferris&Co

£1,500 pcm
Holding deposit equivalent to 1 week's rent on application

256 Upper Fant Road
Maidstone, ME16 8BX

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Unusually spacious three storey ragstone Victorian town house forming part of this attractive terrace with ample off road parking to the front with space for 3-4 cars. The accommodation is arranged on three floors and extends in all to in excess of 1100 square feet with gas fired central heating and UPVC windows featuring three good sized bedrooms, two separate living rooms, attractive kitchen and bathroom, 85ft rear garden with greenhouse and shed.

Close to the Fant nature reserve which in turn provides access to the river with a tow path back to Maidstone or out into the countryside at Farleigh. Educationally the area is well serve with local infant and junior school and a wider selection of schools and colleges for older children at Oakwood Park. Tennis courts and bowling are available at Clare Park all within a 1/4 of a mile. Maidstone town centre is some one mile distant and offers a comprehensive selection of amenities including two museums, theatre, county library, multi screen cinema and two railway stations connected to London. To the east of the town is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

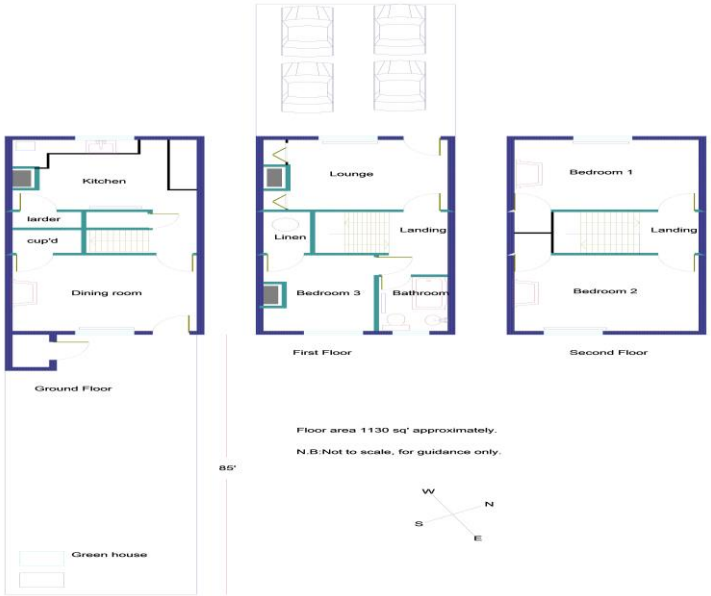
ON THE GROUND FLOOR

Steps and hand rail leading to entrance door, Georgian style and partly glazed.

LOUNGE *12' 10" x 10' 0" (3.91m x 3.05m)*
With two fireside storage cupboards housing service meters. Double radiator. window to front.

INNER HALLWAY
With staircase to first floor and lower ground floor.

BEDROOM 3 *11' 0" x 7' 6" (3.35m x 2.28m)*



Window overlooking rear garden with far reaching views. Radiator. Built-in linen cupboard.

BATHROOM
White suite with chromium plated fittings, comprising; Panelled bath with shower and shower screen. Pedestal wash hand basin. Cabinet. Low level WC. Chromium plated heated towel rail. Vinyl flooring. Tiled splashbacks.

ON THE LOWER GROUND FLOOR

INNER HALLWAY
Built in storage cupboard.

KITCHEN/BREAKFAST ROOM *12' 10" x 10' 0" (3.91m x 3.05m)*
Fitted with units having contemporary design and granite effect working surfaces, comprising; Stainless steel sink unit with cupboards under. High level cupboards one of which houses the gas fired boiler supplying central heating and domestic hot water. Metro tiling. Vinyl flooring. Radiator. Sub floor window. Undertairs storage cupboard.

DINING ROOM *12' 7" x 11' 2" (3.83m x 3.40m)*
Underdstairs storage cupboard double radiator window and door to garden, eastern aspect.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 *13' 0" x 10' 0" (3.96m x 3.05m)*
Window to front western aspect radiator. Built-in storage cupboard. Fireplace.

DIRECTIONS

From Maidstone leave in a westerly direction on the Tonbridge Road, A26. After approximately 1/4 of a mile turn left just beyond St Michaels church into St Michaels Road, at the end of the road turn right into Upper Fant Road and the property will be found some distance along on the left hand side as indicated by our signboard.

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

256, Upper Fant Road
MAIDSTONE
ME16 8BX

Energy rating

D

Valid until 20 February 2027

Certificate number

2998-8037-6262-5903-2910

Property type

Mid-terrace house

Total floor area

96 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.