

Ferris & Co



£1250 pcm

Holding deposit equivalent to 1 week's rent on application



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Maidstone, ME14 5SJ

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Delightfully presented mid terraced house located in this sought after cul de sac on the popular Grove Green development with its excellent selection of local amenities. The accommodation is arranged on two floors and extends in all to just under 600 square feet with the added benefit of gas fired central heating by radiators and UPVC framed replacement double glazing. Comes with 1 allocated parking space.

The Grove Green development offers an excellent selection of local amenities including shops providing for everyday needs by the way of Tescos supermarket, chemist, newsagent, medical centre and community centre with pre-school facilities. The local St Johns school caters for infants and juniors. Adjacent to the development is The Mote Park with it's 900 acres, boating lake, leisure centre and swimming pool. Maidstone is some one mile distant and offers a more comprehensive selection of amenities including a wider selection of schools for older children, two museums, theatre, county library and two railway stations connected to London and The Channel Ports.

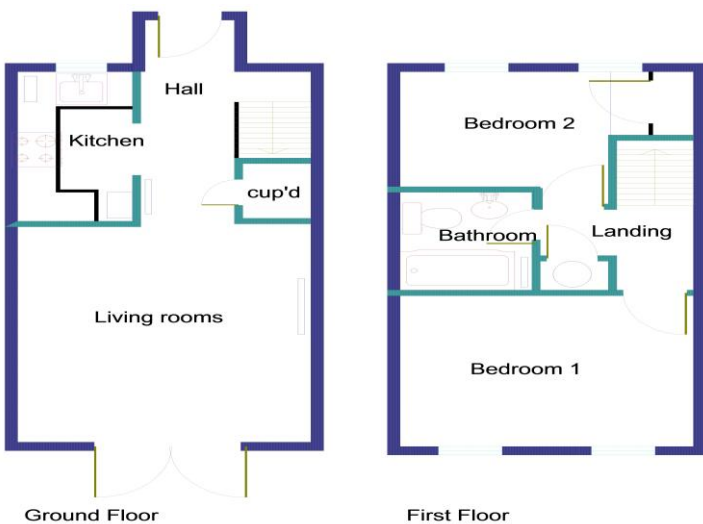
ON THE GROUND FLOOR

ENTRANCE HALL

Contemporary composite entrance door with stainless steel furniture. Outside lighting. Staircase to first floor. Built-in storage cupboard. Double radiator.

KITCHEN 9' 1" x 5' 0" (2.77m x 1.52m)

Comprehensively fitted with a contemporary range of high and low level cabinets with stainless steel fittings and complementing wood effect working surfaces comprising; Enamel sink with chromium mixer tap, cupboards under. Range of high and low level cupboards with working surfaces. Four burner ceramic hob with concealed extractor hood and oven beneath. Plumbing for automatic washing machine. Built in fridge/freezer. Tiled splashbacks.



N.B: not to scale, for guidance only.
Floor area 578 sq' approximately.

Worcester wall mounted gas fired boiler supplying central heating and domestic hot water throughout. Ceramic tiled floor. Window to front.

LIVING ROOM 12' 6" x 11' 7" (3.81m x 3.53m)

Radiator. Double casement doors overlooking rear garden, enjoying an eastern aspect.

ON THE FIRST FLOOR

LANDING

Built in linen cupboard with lagged copper cylinder. Access to roof space.

BEDROOM 1 11' 6" x 8' 0" (3.50m x 2.44m)

Two windows overlooking rear garden, affording an eastern aspect. Radiator.

BEDROOM 2 8' 3" x 7' 4" (2.51m x 2.23m)

Two windows to front, affording a western aspect. Built in overstairs storage cupboard. Radiator.

BATHROOM

White suite. Panelled bath with mixer tap and hand shower. Separate shower over with curtain and rail. pedestal wash hand basin. Low level W.C. Fully tiled walls with decorative border tile. Heated towel rail.

OUTSIDE

To the front of the property is a dwarf picket fence with plum slate. central path. lavenders and Mediterranean grasses.

GARDEN

The rear garden extends to 35 ft enjoying a south eastern aspect. Fully fenced. Lawn. Shrubs. Garden shed. Rear pedestrian access to adjacent allocated parking area for one vehicle. Unrestricted on street parking.



DIRECTIONS

From our Bearsted office proceed in a westerly direction into Ware Street passing the railway station on the right hand side, continuing for some distance, approximately 1 1/4 miles to the roundabout, adjacent to Kims Hospital. Take the first exit into New Cut Road, at the next roundabout take the second exit, at the next round about take the first exit. Turn first left into Grovewood Drive and Harvesters Way will be found first turning on the left, the property being some distance along on the right hand side as indicated by our signboard.

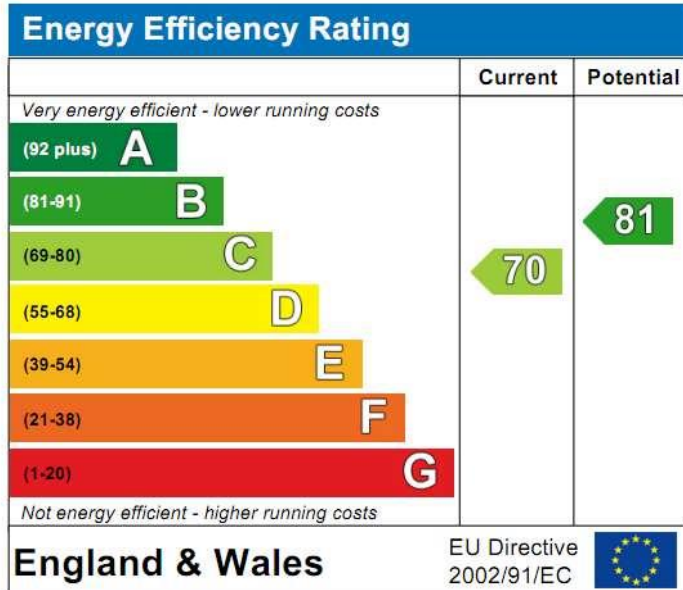
Energy Performance Certificate



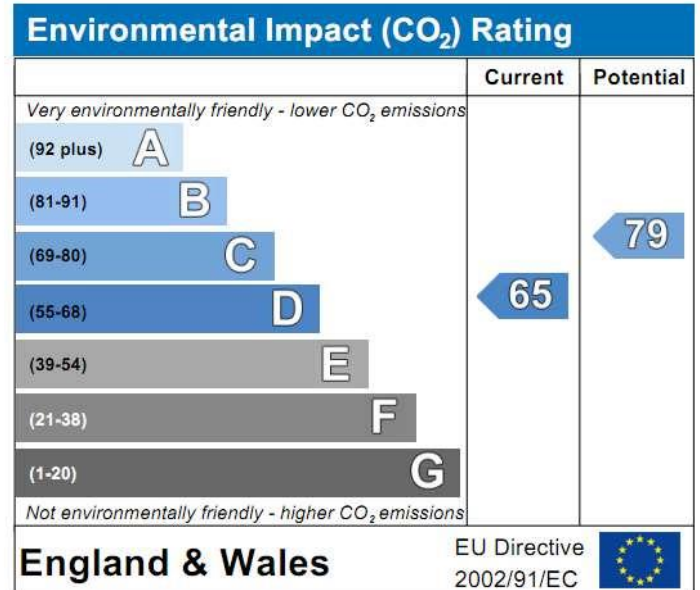
86, Harvesters Way, Weaving
MAIDSTONE
ME14 5SJ

Dwelling type: Mid-terrace house
Date of assessment: 05 November 2010
Date of certificate: 05 November 2010
Reference number: 9988-2815-6696-9300-8945
Type of assessment: RdSAP, existing dwelling
Total floor area: 49 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	299 kWh/m ² per year	183 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	1.5 tonnes per year
Lighting	£25 per year	£25 per year
Heating	£297 per year	£239 per year
Hot water	£189 per year	£97 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Certification mark