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ESTATE AGENT
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The Nest, White Horse Lane, Otham, Maidstone, Kent. ME15 8RQ.

£350,000 Freehold

Property Summary

"The Nest offers so much potential for a buyer looking for a project or development opportunity".

A two bedroom detached bungalow found on the fringes of Otham in a true rural location. The Nest is being sold with no onward chain.

Although requiring both modernisation and improvement. It is great opportunity for a purchaser to put their own stamp on the property.

The bungalow sits on a generous sized plot with a 110ft rear garden and a driveway and garage to one side.

The bungalow itself is currently arranged with two bedrooms to the front and a living room and kitchen to the rear. There is also a shower room and lean to sun lounge.

The larger village of Bearsted is only a short drive with a wide range of amenities to include a railway station and shops. There is also access nearby at Leeds to the M20 motorway.

Features

- Two Bedroom Detached Bungalow
- Large Plot With 110ft Rear Garden
- Great Opportunity For A Buyer Looking For A Project.
- Garage & Driveway To Side
- Council Tax Band D
- Requiring Both Modernisation & Improvement
- Rural Location
- No Onward Chain
- Viewing Highly Recommended
- EPC Rating: F

Ground Floor

Entrance Door To Hall

Cupboard. Storage heater.

Living Room

15' 8" x 13' 2" (4.78m x 4.01m) Double glazed door with double glazed windows to either side. Storage heater. Door to lean to sun lounge. Door to side and rear.

Kitchen

8' 11" x 7' 0" (2.72m x 2.13m) Double glazed window to rear. Stainless steel sink unit with cupboard under. Wall cupboard. Larder. Extractor. Double glazed door to rear.

Bedroom One

15' 8" into bay x 10' 10" (4.78m x 3.30m) Secondary double glazed bay window to front. Double and single wardrobe cupboard.

Bedroom Two

11' 10" into bay x 11' 6" (3.61m x 3.51m) Secondary double glazed bay window to front. Two sets of double wardrobe cupboards. Storage heater.

Shower Room

This was formally the bathroom. White suite of low level WC, pedestal hand basin and shower cubicle. Part tiled walls. Access to loft.

Exterior

Front Garden

Mature front garden. Hedge to front. Laid to lawn.

Rear Garden

Mature rear garden measuring approximately 110ft in length. Laid mainly to lawn with trees and shrubs. Various sheds and buildings along with a greenhouse. They all however are in a poor state of repair.

Garage

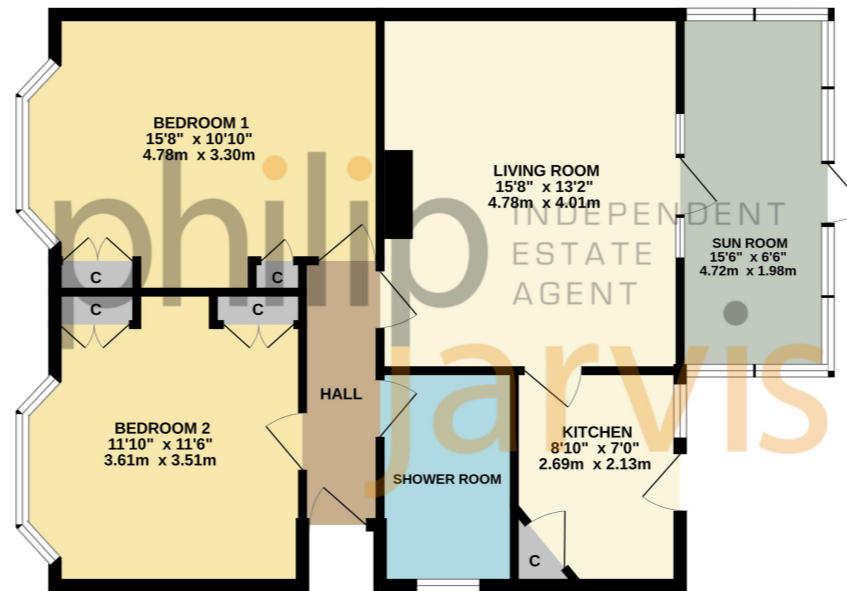
Five bar gate leading to long driveway to one side of the bungalow. The garage has two doors to the front. It measures 20ft in length and again in a poor state.

Agents Note

We believe the garage and various sheds are constructed of asbestos.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing Strictly By Appointment With

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

