



philip INDEPENDENT
ESTATE AGENT
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11 11 Rivers Walk, Lenham, Kent. ME17 2JT.

£850 pcm

Property Summary

A three bedroom terraced house found within the popular Cherry Tree development in Lenham.

The accommodation is arranged to include a living room and kitchen/dining room with the three bedrooms, bathroom and separate WC found upstairs.

The property also benefits from double glazing and gas central heating. New carpets and flooring throughout have just been fitted along with a new shower and tiling to the bathroom. There is an enclosed 25ft rear garden leading to the garage and a parking space.

The village centre, local schools and railway station are all within walking distance.

Philip Jarvis Estate Agent do charge a reference fee, set-up fee, tenancy renewal fee and a checkout fee. For more information please refer to the Agent.

Features

- Three Bedroom Terraced House
- Double Glazing & Gas Central Heating
- Garage & Parking Space
- Edge Of Village Location
- Council Tax Band C
- Sitting Room And Kitchen/Diner
- New Carpets & Flooring
- Enclosed 25ft Garden
- Energy Efficiency Rating: C

Ground Floor

Porch

Door to:

Hall

Stairs to first floor. Cupboard. Laminate flooring. Door to:

Living Room

12' x 11' 6" (3.66m x 3.51m) Double glazed window to front. Radiator. Television point.

Kitchen

8' 3" x 7' 10" (2.51m x 2.39m) Double glazed window to rear. Range of wall and base units. White 1 1/2 bowl sink unit. Gas cooker. Space for fridge/freezer and plumbing for washing machine. Leads through to:

Dining Area

11' 8" x 9' 6" (3.56m x 2.90m) Double glazed patio door to rear. Radiator.

First Floor

Landing

Access to loft. Cupboard housing new boiler and storage space.

Bedroom One

13' 9" x 8' 10" plus doorwell (4.19m x 2.69m) Double glazed window to rear. Radiator. Cupboard.

Bedroom Two

9' 6" x 8' 10" plus doorwell (2.90m x 2.69m) Double glazed window to front. Radiator.

Bedroom Three

8' 7" x 6' 4" (2.62m x 1.93m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to rear. White suite of pedestal hand basin and panelled bath with new separate shower unit.

Separate WC

Double glazed frosted window to rear. Low level wc.

Exterior

Front

Area to lawn with hedge and path to front door.

Rear

Enclosed rear garden approximately 25ft in length. Patio area. Area to lawn.

Garage

Garage in a nearby block with additional parking space to the side.



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.

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