



philip INDEPENDENT
ESTATE AGENT
Jarvis



6 Ham Lane, Lenham, Maidstone, Kent. ME17 2LJ.

£285,000 Freehold

Property Summary

"I think this is a great opportunity for an independent developer or first time buyer to improve upon and make their mark on this well proportioned house". - Matthew Gilbert, Branch Manager.

Available with vacant possession is this two bedroom semi detached home located within Lenham village.

The home comprises of porch, kitchen/breakfast room, lounge/diner and conservatory.

To the first floor there are two double bedrooms with built in wardrobes and a family bathroom.

Externally there are both front and rear gardens, driveway and single garage.

Updating is required throughout but the property does offer UPVC double glazing and a modern gas boiler.

This property is located in Lenham village within walking distance to all amenities on offer as well as being opposite the primary and secondary school. There is also a mainline railway to London Victoria in the village as well as easy access to the M20 via junction 8 of Leeds Castle.

Please book a viewing at your earliest convenience.

Features

- Two Bedroom Semi-Detached Home
- Conservatory
- Modernisation Required Throughout
- Vacant Possession
- EPC Rating: D
- Driveway & Garage
- Double Glazed Windows
- South Facing Rear Garden
- Council Tax Band C

Ground Floor

Front Door To

Porch

Double Glazed obscured windows to front and side. Wall lights.
Inner door to

Hallway

Stairs to first floor with cupboard underneath. Radiator. BT point.

Kitchen/Breakfast Room

12' 9" x 7' 5" (3.89m x 2.26m) Double glazed window to rear. Double glazed door to side access. Range of base and wall units. Sink and drainer. Space for white goods. Localised tiling. Radiator.

Lounge/Diner

20' 7" x 10' 2" (6.27m x 3.10m) Double glazed window to front.
Double glazed patio doors to rear. Two radiators. Gas fireplace. Wall lights. TV point.

Conservatory

8' 10" x 6' 11" (2.69m x 2.11m) Double glazed window to side.
Double glazed obscured windows to rear. Door to garage and side external access. Wall lights.

First Floor

Landing

Double glazed obscured window to side. Hatch to loft access.
Cupboard housing Ideal gas boiler.

Bedroom One

11' 1" x 10' 5" (3.38m x 3.17m) Two sets of double glazed windows to front. Two radiators. Storage cupboard. Built in wardrobes.

Bedroom Two

10' 5" x 10' 2" (3.17m x 3.10m) Double glazed window to rear.
Radiator. Built in wardrobes.

Bathroom

Double glazed obscured window to rear. Radiator. Suite comprising of low level WC, wash hand basin and bath with shower attachment. Localised tiling.

Exterior

Front Garden

Shrub borders to front and both sides. Brick wall boundary. Outside light. Side access.

Driveway

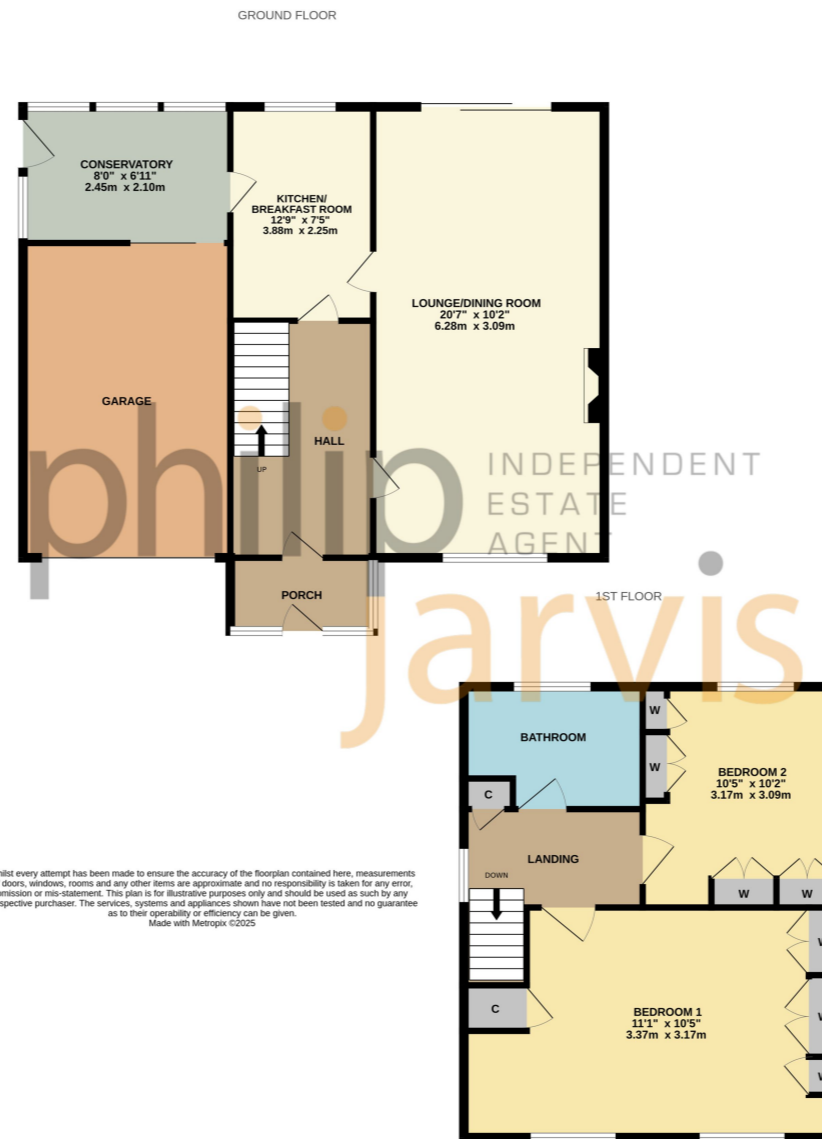
Block paved driveway for several vehicles leading to

Garage

Up and over door. Power and light.

Rear Garden

Mainly laid to lawn. Greenhouse and two sheds to remain. Paved patio area and concrete pathway. Raised beds. Shrubs and plants to borders. Small shingled areas.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	81
(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.

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