



philip INDEPENDENT
ESTATE AGENT
Jarvis



33a Tilling Close, Maidstone, Kent. ME15 6RW.

£246,000 Leasehold

Property Summary

"I was so taken by the position of this detached coach house. Tucked away in a most enviable position to one corner of this popular Development.

A two bedroom detached coach house found in a popular and handy location for the town centre. Added to this the property is being sold with no onward chain.

In our opinion the property is presented to a high standard and benefits from a light and modern feel.

There is an open plan dual aspect living area with picture window and further window to the front and another window to the rear plus a well fitted kitchen area. There are two double bedrooms and spacious bathroom. The property also benefits from double glazing and gas central heating.

There is a covered parking space plus a visitor permit for the property. There is access to a most useful storage area found under the staircase.

Found on a popular development, the town centre is easily accessed. There are three railway stations in Maidstone and the M20 motorway is only a short drive away.

An early viewing comes most recommended to fully appreciate everything on offer.

Features

- Two Bedroom Detached Coach House
- Modern Fitted Kitchen
- Spacious Bathroom
- Covered Parking Space & Visitors Permit
- Well Positioned For Town Centre
- Council Tax Band C
- Open Plan Living/Kitchen Area
- Two Double Bedrooms
- Double Glazing & Gas Central Heating
- Tucked away Corner Position
- No Onward Chain
- EPC Rating: C

Ground Floor

Entrance Door To

Lobby

Radiator. Stairs to first floor.

Landing

Double glazed window to rear. Radiator. Storage cupboard.

Living Room Area

18' 10" max x 17' 10" max (5.74m x 5.44m) Double glazed picture window to front. Further double glazed window to front and double glazed window to rear. Two radiators. Leads though to

Kitchen Area

9' 0" x 7' 4" (2.74m x 2.24m) Double glazed window to rear. Siemens stainless steel electric oven. Siemens four ring gas hob and Siemens extractor over. Stainless steel one and a half bowl sink unit. Siemens integrated fridge/freezer. Siemens integrated washing machine/dryer. Cupboard housing Ideal combination boiler. Radiator. Downlighting. Tiled floor.

Bedroom One

13' 3" x 10' 4" (4.04m x 3.15m) Double glazed window to front. Radiator. Walk in cupboard.

Bedroom Two

11' 4" x 10' 1" (3.45m x 3.07m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to side. White suite of low level WC, pedestal hand basin and panelled bath with separate shower unit and screen. White towel rail. Tiled floor. Downlighting. Extractor.

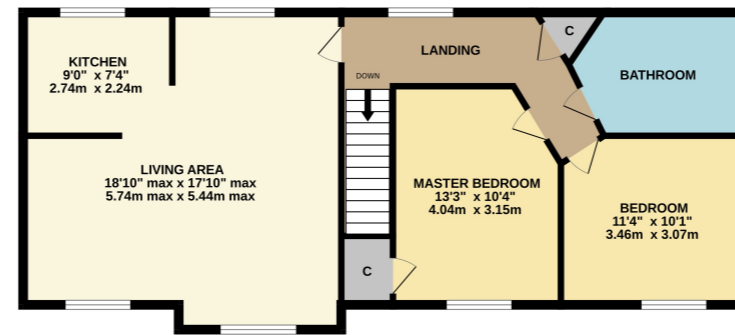
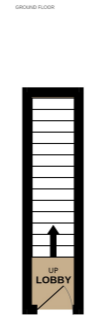
Exterior

Parking

There is a covered parking space found under the coach house and there is also access to a most useful storage cupboard found under the staircase.

Agents Note

The coach house is leasehold property and has 111 years remaining on the lease. The current service charge is £1,119 per year.



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		
(81-91) B		
(69-80) C	77	77
(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

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.



Viewing Strictly By Appointment With