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ESTATE AGENT
Jarvis



42 St Welcumes Way, Harrietsham, Maidstone, Kent. ME17 1BD.

£150,000 Leasehold

Property Summary

"This home offers a great opportunity for a first time buyer or family. The shared ownership scheme is really fantastic". - Matthew Gilbert, Branch Manager.

**** (Shared Ownership Scheme) 50% share with purchase price at £150,000. Full market value £300,000****

Introducing to the market this very well proportioned two bedroom end of terraced home located in the popular commuter village of Harrietsham. The property to the ground floor consists of an entrance hall, well equipped kitchen, large lounge dining room and cloakroom.

To the first floor there are two large double bedrooms and a family bathroom.

Externally to the rear there is a well presented garden whilst to the side of the home there are two allocated parking spaces situated in the communal car park.

Harrietsham village is well equipped with a primary school, local shops, doctors surgery and gastro pub. There is also great access to the M20 as well as its own mainline railway station to London Victoria.

Features

- Two Bedroom End Of Terrace House
- Two Parking Spaces
- No Forward Chain
- EPC Rating: D
- 50% Shared Ownership
- Double Glazing
- Village Location
- Council Tax Band C

Ground Floor

Front Door To

Hall

Stairs to first floor. Wall mounted thermostat. Radiator.

Kitchen

10' 2" x 6' 0" (3.10m x 1.83m) Double glazed window to front. Extractor. Localised tiling. Space for tall fridge/freezer and separate washing machine. Range of base and wall units with integrated electric double oven with electric hob and exactor over. Stainless steel sink and drainer.

Lounge/Diner

16' 10" narrowing x 12' 8" narrowing (5.13m x 3.86m) Double glazed window to side. Double glazed French doors to rear. Two radiators. TV & BT point.

Cloakroom

Low level WC and wash hand basin. Radiator. Extractor. Consumer unit.

First Floor

Landing

Hatch to loft access.

Bedroom One

13' 2" x 9' 1" (4.01m x 2.77m) Double glazed window to rear. Radiator.

Bedroom Two

13' 1" x 9' 6" (3.99m x 2.90m) Double glazed window to front. Radiator. Cupboard housing water tank.

Bathroom

Double glazed window to side. Suite comprising of low level WC. Wash hand basin and panelled bath with shower attachment over. Localised tiling.

Exterior

Front

Raised border. Shrubs and plants. Outside storage room housing electric and gas meter. Outside light. Outside tap.

Rear Garden

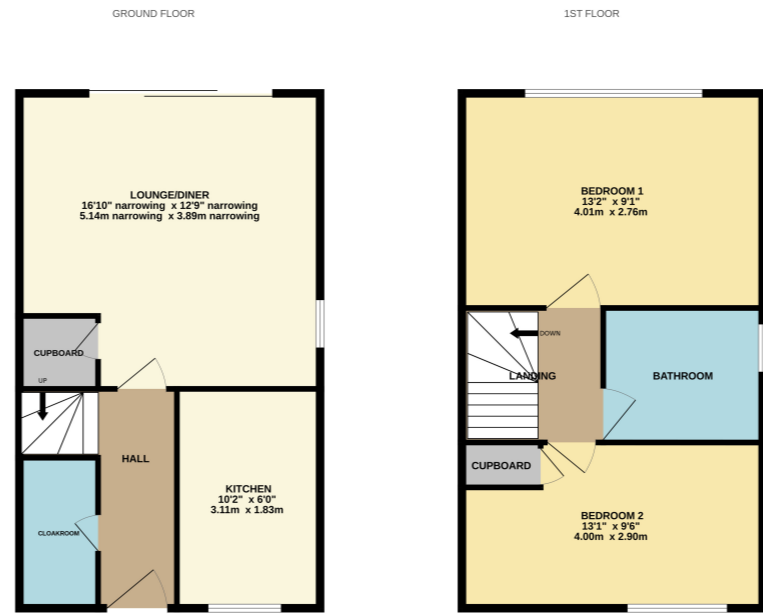
Mainly laid to lawn. Shrubs and plants to borders. Separate shingled area with Pergola. Side access. Separate paved patio area.

Parking

Two allocated parking spaces in communal parking area to one side.

Agents Note

This home has a market value of £300,000 and will be purchased at 50% share being £150,000. Rent payable on the remaining half of £298.75 monthly. There is also a lease of 76 years remaining. There are no restrictions for the purchaser other than this must be your only purchased home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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. Made with Metreplan V1023

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 68 | |
| (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.



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