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39 Grampian Way, Downswood, Maidstone, Kent. ME15 8TG.

Guide Price £285,000 Freehold

Property Summary

"Downswood is a brilliant location and I feel this house will make a great starter home". - Sam Newman, Senior Sales Executive.

Available to the market is this two bedroom end of terrace house found in the ever popular Downswood Development.

Located along a quiet walk, you enter the property via the front door into a good sized lounge, which could be used as a lounge/diner. The kitchen is well equipped and overlooks the rear garden. There are recently replaced windows throughout the house.

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

Outside there is a good sized rear gardens approximately 40ft in length which is enclosed with a sunny aspect. The side pedestrian gate leads to the garage found en bloc.

Downswood has a small parade of shops and is within close proximity of reputable local schools. The nearby village of Bearsted offers further amenities and a mainline station to London. The M20 motorway is accessed via junction eight at Leeds Castle. The county town of Maidstone is three miles away.

Features

- Two Bedroom End Of Terrace House
- Gas Central Heating
- Popular Downswood Location
- EPC Rating: C
- Updated Double Glazed Windows
- Garage
- Two Double Bedrooms
- Council Tax Band C

Ground Floor

Lounge

15' 1" x 12' 1" (4.60m x 3.68m) Double glazed window to front. Radiator. Fitted carpet. Consumer unit. Thermostat. TV point. BT point. Cupboard understairs.

Kitchen

12' 1" x 9' 1" (3.68m x 2.77m) Double glazed to rear. Door to garden. Radiator. Range of wall and base units. Stainless steel sink. Freestanding oven. Space for washing machine. Localised tiling. Vinyl flooring. Wall mounted combination boiler.

First Floor

Landing

Double glazed window to side. Fitted carpet. Loft hatch.

Bedroom One

12' 1" x 9' 9" (3.68m x 2.97m) Double glazed window to front. Radiator. Fitted carpet. Built in cupboard.

Bedroom Two

12' 1" x 8' 4" (3.68m x 2.54m) Double glazed window to rear. Radiator. Fitted carpet.

Bathroom

Suite comprising of low level WC, pedestal sink and panelled bath. Radiator. Extractor. Localised tiling. Vinyl flooring.

Exterior

Front Garden

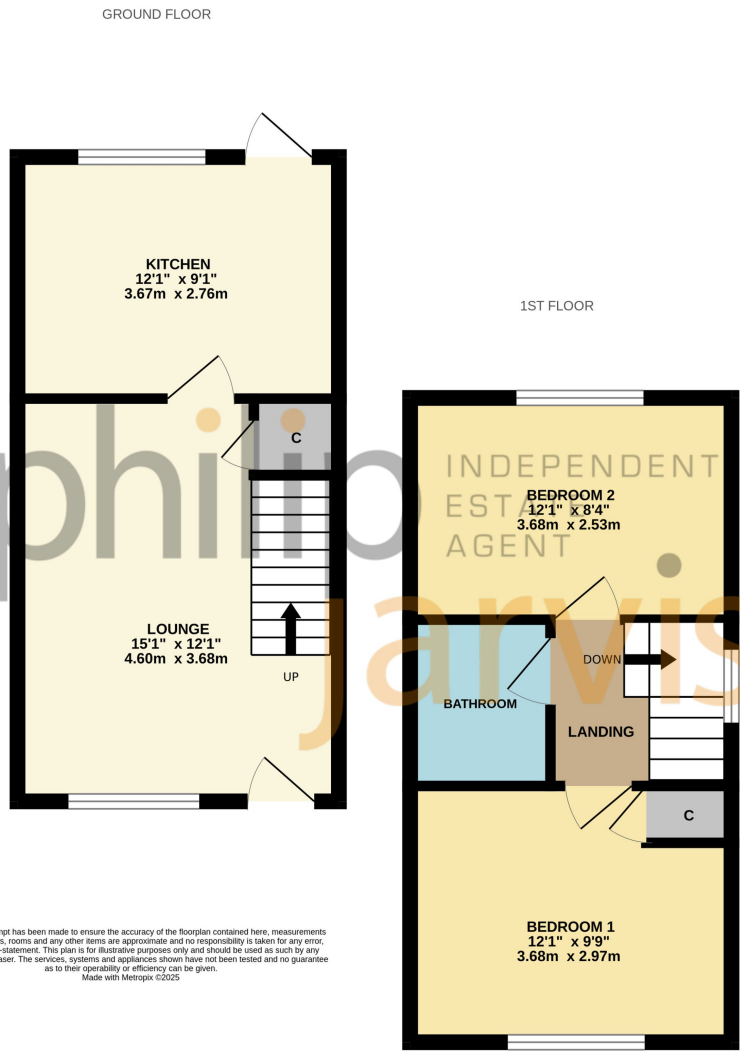
Mainly laid to lawn. Steps down to front door. Decorative boarder. Storage cupboard.

Rear Garden

Patio area. Laid to lawn with decorative borders. Patio to bottom with shed. Side access to garage bloc. Water tap.

Garage

En bloc.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	70	
(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

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