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## 30 Robins Close, Lenham, Maidstone, Kent. ME17 2LD.

Guide Price £325,000 Freehold

### Property Summary

"I think this home offers a great opportunity to develop and stamp your own personality throughout". - Matthew Gilbert, Branch Partner.

**\*\*GUIDE PRICE £325,000-£350,000\*\***

Welcoming to the market a rare opportunity to update a home from start to finish. In need of full refurbishment this property needs to be viewed to appreciate the vast potential on offer.

The property comprises downstairs of a porch, entrance hall, kitchen and open plan lounge/diner. To the first floor there are three bedrooms and a family bathroom.

Externally to the first floor are three bedrooms and a family bathroom.

Externally to the front there is a front garden with a driveway to one side. There is also a single garage that provides access to the rear garden that enjoys a southerly aspect.

Available with no forward chain this property also enjoys the benefits of gas central heating and double glazing.

Lenham itself enjoys a wide range of amenities, shops and schooling whilst also offering great commuter links with a direct line to London Victoria and easy access to the M20 found at junction eight for Leeds Castle.

### Features

- Guide Price of £325,000-£350,000
- Updating Required
- Popular Residential Area
- Double Glazing Throughout
- EPC Rating: D
- Three Bedroom Semi Detached Home
- Vacant Possession
- Driveway & Garage
- Council Tax Band D

## **Ground Floor**

### **Front Door To**

#### **Porch**

Double glazed window to front. Double glazed door and double glazed window to hall. Coat hooks. Built in storage box.

#### **Hall**

Stairs to first floor with cupboard underneath housing has and electric meter. BT point. Radiator.

#### **Kitchen**

8' 8" x 8' 0" (2.64m x 2.44m) Double glazed window and double glazed door to rear. Range of base and wall units. Sink and drainer. Under counter cooker and gas hob with extractor above. Space for washing machine. Small fridge/freezer. Wall mounted gas boiler.

#### **Lounge/Diner**

22' 6" x 11' 5" (6.86m x 3.48m) Double glazed window to front and side. Double glazed French doors to rear access. Gas heater. Two radiators. TV point.

## **First Floor**

#### **Landing**

Hatch to loft access.

#### **Bedroom One**

11' 8" x 10' 3" (3.56m x 3.12m) Double glazed window to front. Radiator.

#### **Bedroom Two**

10' 3" x 9' 11" (3.12m x 3.02m) Double glazed window to rear. Radiator. Cupboard housing water tank.

#### **Bedroom Three**

7' 7" x 6' 11" (2.31m x 2.11m) Double glazed window to front. Radiator.

#### **Bathroom**

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

## **Exterior**

#### **Front**

Concrete footpath to front door. Hedge border to both sides and front. Area laid to lawn. Outside light.

#### **Driveway**

Parking for two vehicles. Leading to

#### **Garage**

Up and over door. Door to rear access.

#### **Rear Garden**

Paved patio area. Rear garden laid to lawn with various shrubs, bushes and trees.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	68	77
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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