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15 Mitchell Close, Lenham, Kent. ME17 2AE.

£300,000 Freehold

Property Summary

"I think this home would be ideal for first time buyer or an investor looking for a rental property". - Matthew Gilbert, Senior Branch Manager.

Offering to the market a modern and well presented two bedroom mid-terrace house in a sought after development within Lenham village.

The property to the ground floor consist of lounge and separate kitchen/diner whilst to the first floor there is a family bathroom and two double bedrooms. Externally to the rear there is an enclosed rear garden whilst to the front there is off road parking for two vehicles.

This property is should not to be missed and must be viewed at your earliest convenience.

Features

- Two Bedroom Mid Terrace Home
- Close Proximity To Lenham Village
- Off Road Parking
- Vacant Possession
- Council Tax Band C
- UPVC Double Glazing & Gas Central Heating
- Sought After Location
- Enclosed Rear Garden
- EPC Rating: C

Ground Floor

Front Door To

Lounge

13' 4" x 11' 5" (4.06m x 3.49m) Double glazed window to front. Radiator. BT & TV point. Wall mounted consumer unit. Smoke alarm. Stairs to first floor. Storage cupboard. Book shelf.

Kitchen/Diner

13' 4" x 10' 11" (4.06m x 3.32m) Radiator. Double glazed sliding door to rear. Wall mounted boiler. Range of base and wall units. Sink with drainer. Integrated electric oven with hob and extractor over. Space for white goods. Wall mounted thermostat.

First Floor

Landing

Hatch to loft access. Smoke alarm.

Bedroom One

13' 4" x 10' 9" (4.06m x 3.27m) Double glazed window to front. Radiator. Storage cupboard housing water tank.

Bedroom Two

9' 11" x 7' 7" (3.03m x 2.31m) Double glazed window to rear. Radiator.

Bathroom

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

Exterior

Front

Path to front door and porch. Shingled area with mature tree.

Rear Garden

Mainly laid to lawn. Shed to remain. Shrubs and trees to borders. Paved patio area. Pedestrian rear access. Outside light.

Parking

Driveway for one vehicle. Separate allocated parking space for a further vehicle to one side.



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.



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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