

Edward Ellis & Co

Sales & Lettings

117 LACOCK GARDENS, MAIDSTONE, KENT ME15 6GT



Property reference M2101LAC



£770 PER CALENDAR MONTH

Spacious 4 year old 3 bedroom end of terrace house in excellent decorative order situated on a quiet estate. Double glazed with gas central heating. Modern kitchen with gas hob, extractor, electric oven, washing machine, fridge and freezer. Alarm. Low-maintenance gardens. 2 allocated parking spaces.

*** TENANTS PLEASE NOTE THAT OUR REFERENCING FEES ARE ONLY £75 PER PERSON, £125 FOR A COUPLE. ***

Entrance Hall: Fitted carpet, wall mounted radiator. Storage cupboard.

Lounge/Diner (17ft 5in max x 16ft 2in max): Fitted carpet, wall mounted radiator, double glazed window to rear elevation. Double glazed French doors to garden.

Kitchen (9ft 2in x 7ft 7in): Range of wall and base units. Granite effect work surfaces. Built-in oven, gas hob, extractor. Washing machine, fridge and freezer. Local tiling. Stainless steel sink with drainer and mixer tap. Kickspace heater. Double glazed window to front elevation.

Cloakroom: Low level WC, wall mounted wash hand basin, wall mounted radiator, fitted carpet. Double glazed frosted window to front elevation.

Bedroom 1 (14ft 0in max x 10ft 6in max): Fitted carpet. Double glazed windows to rear elevation. Wall mounted radiator. Large built-in wardrobe.

Bedroom 2 (11ft 7in max x 8ft 7in max): Fitted carpet. Double glazed window to front elevation. Wall mounted radiator. Airing cupboard.

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Appletree Chambers, PO Box 424, Maidstone, Kent ME14 4QP

www.edwardellis.co.uk

Telephone: 01622 736045 Fax: 07092 050288 e-mail: mail@edwardellis.co.uk



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Bedroom 3 (11ft 1in max x 7ft 5in max): Fitted carpet. Double glazed window to front elevation. Wall mounted radiator.

Bathroom/WC: 3 piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment over. Fitted carpet. Wall mounted radiator. Local tiling. Extractor.

Sorry no DSS, smokers or pets.

These particulars are intended only to give a brief description of the property. All measurements are for guidance only and should not be relied on for any purpose whatsoever.

FOR FURTHER INFORMATION ABOUT THIS PROPERTY PLEASE VISIT OUR WEBSITE WWW.EDWARDELLIS.CO.UK.

TO ARRANGE A VIEWING, PLEASE CONTACT EDWARD ELLIS & CO ON 01622 736045 OR BY FAX ON 07092 050288 OR EMAIL AT MAIL@EDWARDELLIS.CO.UK.

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. All measurements are for guidance only and should not be relied on for any purpose whatsoever. No apparatus has been tested and potential buyers should rely on their own judgement or seek appropriate professional advice.

For further information about this property or to arrange a viewing, please contact Edward Ellis & Co on 01622 736045 or by fax on