

# Edward Ellis & Co

## Residential Lettings

### 1 GARRINGTON CLOSE, VINTERS PARK, MAIDSTONE, KENT ME14 5RP

Property reference M2309GAR



Very spacious 3 bedroom semi-detached house with large conservatory and garage situated in a quiet close in a popular development with easy access to M20 motorway. Fully double glazed with gas central heating.

\*\*\* TENANTS PLEASE NOTE THAT WE OFFER LOW REFERENCING FEES. WE ALSO OFFER AN INSURANCE-BACKED SCHEME THAT REQUIRES NO DEPOSIT. \*\*\*

Entrance Hall: Fitted carpet, wall mounted radiator. Under-stairs storage cupboard.

Kitchen/Breakfast Room (12'8 x 9'10): Range of wall and base units. Granite effect work surfaces. Built-in electric oven and hob, extractor, washing machine, tumble drier. Fridge/freezer. Local tiling, tile effect laminate flooring. Stainless steel sink with mixer tap and single drainer. Double glazed window to front elevation. Glass table and 4 chairs.

Lounge (16'0 x 12'10 max): Fitted carpet, wall mounted radiators, double glazed French doors to conservatory.

Conservatory (19'1 x 10'0): Laminate flooring, wall mounted radiators. French doors to low-maintenance garden approx 25' long with timber storage shed. Access to garage.

Bedroom 1 (13'4 max x 10'2 max): Fitted carpet. Double glazed window to front elevation. Wall mounted radiator. Double mirror wardrobe.



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Bedroom 2 (11'4 x 10'2 max): Fitted carpet. Double glazed window to rear elevation. Wall mounted radiator.

Bedroom 3 (7'1 x 6'7): Fitted carpet. Double glazed window to rear elevation. Wall mounted radiator.

Bathroom/WC: 3 piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with shower over. Vinyl flooring. Local tiling. Wall mounted radiator. Double glazed frosted window to front elevation.

COUNCIL TAX: Band D £1,443.97 per annum 2009/10

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.

**PLEASE CONTACT US BY E-MAIL AT [MAIL@EDWARDELLIS.CO.UK](mailto:MAIL@EDWARDELLIS.CO.UK) TO ARRANGE A VIEWING OF THIS PROPERTY OR VISIT OUR WEBSITE [WWW.EDWARDELLIS.CO.UK](http://WWW.EDWARDELLIS.CO.UK) FOR FURTHER DETAILS.**

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 07092 050288 or email at [mail@edwardellis.co.uk](mailto:mail@edwardellis.co.uk)