



204, Loose Road, Maidstone, ME15 7UF  
£1,000 PCM



A spacious, unfurnished 3 bedroom semi-detached family home with parking in Kent's ever popular county town.

- 3 Bedroom Semi-Detached Family Home
- 2 Double Bedrooms & 3rd Bedroom/Nursery/Study
- 80ft South Westerly Facing Rear Garden
- Set Back from Loose Road
- Gas Central Heating
- Double Glazed
- Garage and Driveway to Rear
- Available Immediately

A semi-detached family home set back on the Loose Road with a generous front garden, South Westerly facing rear garden, as well as rear access with a garage and driveway. The accommodation comprises spacious living room, kitchen and separate dining room on the ground floor with two double bedrooms, a small third bedroom/nursery/study and an unusually large family bathroom on the first floor.

### Situation

Maidstone is the County town of Kent and as such boasts extensive retail, entertainment and leisure facilities in addition to numerous state and grammar educational establishments. The town has mainline train links via Maidstone East train station giving journey times to London of just over 1 hour. The town has links to junctions 5, 6 and 7 of the M20 providing road access to London



## LETTING INFORMATION

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £30,000

TENANTS WITH PETS = NOT ACCEPTABLE

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

### Accommodation as follows:-

Glazed timber door into entrance porch.

### Entrance Porch

Windows to both sides. Carpet to floor. Glazed timber door into Living Room.

### Living Room

18'9 max x 13'5 (5.72m max x 4.09m)

Double glazed window to front. Carpet to floor. Two radiators. Doorway into kitchen.

### Kitchen

12'10 x 6'10 (3.91m x 2.08m)

A matching range of units with roll top worksurfaces over. Inset 1½ bowl and drainer with chrome mixer tap. Integrated fridge/freezer. Built-in electric double oven and gas hob with integrated extractor over. Floor standing Glow worm boiler. Double glazed window to side. Coving to ceiling. Oak effect laminate flooring and fully tiled walls. Semi open plan dining room.







### Dining Room

12'2 x 11'5 into alcoves (3.71m x 3.48m into alcoves)

Oak effect laminate flooring. Radiator. Double glazed patio doors to garden.

### Stairs/Landing

Carpeted stairs from living room to first floor landing, with doors to all first floor rooms. Access to loft via hatch. Radiator.

### Bedroom 1

13'10 into bay x 12' into wardrobes (4.22m into bay x 3.66m into wardrobes)

Double glazed bay window to front. Carpet to floor. Radiator. Built-in bedroom furniture.

### Bedroom 2

12'2 x 12'3 into alcoves (3.71m x 3.73m into alcoves)

Double glazed window to rear overlooking garden. Carpet to floor. Radiator. Built-in cupboard into alcove. Fireplace.

### Bedroom 3/Nursery/Study

6'3 x 4'9 (1.91m x 1.45m)

Double glazed window to front. Wall mounted electric panel heater. Carpet to floor.

### Bathroom

A white suite comprising double ended bath with chrome mixer tap, pedestal basin with chrome mixer tap and dual flush low level wc. Separate shower cubicle with chrome shower mixer. Oak effect vinyl flooring and localised tiling to walls. Heated towel rail.

### Outside

#### Front Garden

Mainly laid to lawn with planted borders. Path to front door

### Rear Garden

A South Westerly facing rear garden being mainly laid to lawn, with raised patio area to immediate rear. Variety of trees, shrubs and plants. Path and gate to rear access road. Gate and side access to front. Outside tap to side.

### Attached Outbuilding

Door to side into garden. Window to opposite side.

### Outside Toilet

Adjoining the above outbuilding. Low level WC and obscured double glazed window to rear.

### Prefabricated garage

internal measurements 13' x 8' (internal measurements 3.96m x 2.44m)

Double doors to rear access road. Window to side.

### Gated Driveway

A gravelled driveway to the rear next to the garage with timber double gates opening into the access road.

### Services

Electricity, Gas, Water and mains drainage

### Viewing Arrangements

By appointment through:-

Bluebell Estates

27 High Street

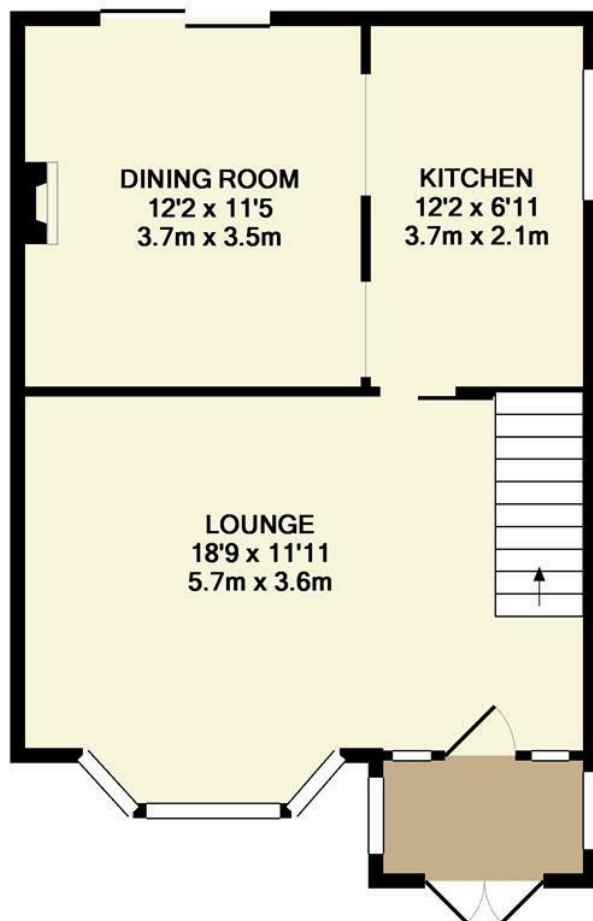
Aylesford

Kent

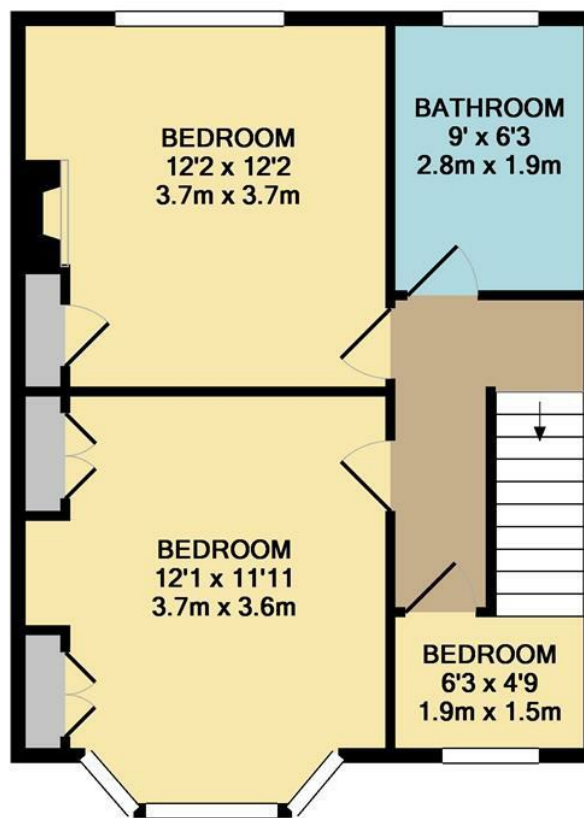
ME20 7AX

Tel: 01622 717500

Web: [www.bluebell-estates.co.uk](http://www.bluebell-estates.co.uk)



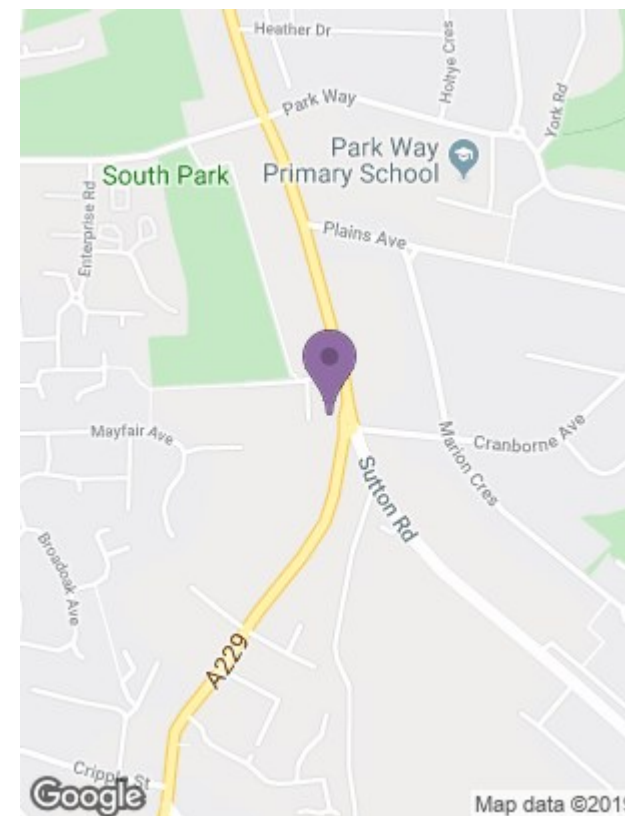
GROUND FLOOR  
APPROX. FLOOR  
AREA 493 SQ.FT.  
(45.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 464 SQ.FT.  
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	
			81
			42

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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#### Agents Notes

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These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.