

# Edward Ellis & Co

## Residential Lettings

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

Property reference M1906GAR2



Spacious 3 bedroom semi-detached house situated in a quiet close in a popular development with easy access to M20 motorway. Fully double glazed with gas central heating. Garage and gardens.

Entrance Vestibule.

Hall: Wood laminate flooring, wall mounted radiator. Under-stairs storage cupboard.

Kitchen (9'10 x 7'1): Range of wall and base units. Roll top work surfaces. Extractor. Space for range cooker. Space for washing machine and fridge/freezer. Local tiling, wood laminate flooring. Stainless steel sink with mixer tap and single drainer. Double glazed window to front elevation.

Lounge/Dining Room (17'2 max x 14'10 max): Wood laminate flooring, wall mounted radiators, double glazed window to rear elevation, double glazed door to garden.

Bedroom 1 (13'5 max x 10'0 max): Fitted carpet. Double glazed window to front elevation. Wall mounted radiator.

Bedroom 2 (11'8 x 8'9 max): Fitted carpet. Double glazed window to rear elevation. Wall mounted radiator.

Bedroom 3 (8'3 max x 7'0): 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 and glass folding shower screen. Vinyl flooring. Local tiling. Wall mounted radiator. Double glazed frosted window to front elevation.

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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.

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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)