

# Edward Ellis & Co

## Residential Lettings

### 3 OLD FARM CLOSE, WHITSTABLE CT5 4PB



Property reference M1007OLD



Spacious 3 bedroom semi-detached property in excellent decorative order situated in a quiet close with easy access to the A299 Thanet Way. Double glazed with gas central heating. En suite shower to main bedroom. Bathroom. Garage and parking for 3 cars.

Entrance Hall: Wood laminate flooring, wall mounted radiator, double glazed door and window to side elevation.

Lounge (4.35m x 3.67m): Wood laminate flooring, wall mounted radiator, double glazed window to front elevation. Feature fireplace with wood burning stove.

Kitchen (4m max x 3.91m max): Range of wall and base units. Solid wood work surfaces. Built-in electric oven and gas hob, extractor. Washing machine, fridge/freezer, microwave. Local tiling, wood laminate flooring. Stainless steel sink with mixer tap. Double glazed window to rear elevation.

Bedroom 1 (3.66m x 3.32m): Fitted carpet. Double glazed window to front elevation. Wall mounted radiator. Feature wallpaper. Built-in cupboard and shelving.

En-suite shower room: Low-level WC, wash hand basin with mixer tap, shower cubicle. Ceramic tiled flooring, local tiling. Heated towel rail, wall mounted mirror. Extractor.

Bedroom 2 (2.59m x 2.43m): Fitted carpet. Double glazed window to rear elevation. Wall mounted radiator.

Bedroom 3 (2.91m max x 1.79m): Fitted carpet. Double glazed window to rear elevation. Wall mounted radiator.

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

COUNCIL TAX: Band C £1,304.81 per annum 2014/15

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 TO ARRANGE A VIEWING OF THIS PROPERTY OR VISIT OUR WEBSITE 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)