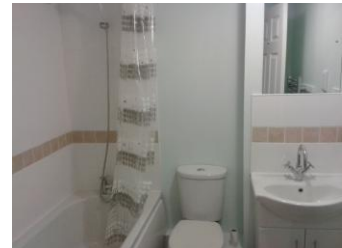


Edward Ellis & Co

Residential Lettings

5 LITTLE COURT, LOWER FANT LANE, MAIDSTONE, KENT ME16 8DL

Property reference M0107LIT



Spacious 4 bedroom townhouse situated in a quiet area a short distance from Maidstone Hospital and major transport links. Double glazed with gas central heating. Two bathrooms. Off street parking.

The property is considered ideal for a family, for sharers or those requiring a granny annexe.

Ground Floor

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

Bedroom (2.97m x 1.88m max): Fitted carpet, wall mounted radiator, double glazed window to front elevation.

Bedroom/Garden Room (3.89m x 3.1m): Fitted carpet, wall mounted radiator, double glazed window and French doors to private rear garden and large enclosed communal garden.

Bathroom/WC (1.99m x 1.95m): 3 piece suite comprising low-level WC, wash hand basin in vanity unit, panelled bath with shower over. Vinyl flooring. Local tiling. Heated towel rail. Shaver point. Extractor.

First Floor

Kitchen (3.82m x 2.8m max): Range of wall and base units. Granite effect work surfaces. Built-in electric oven and gas hob, extractor. Space for washing machine. Space for dishwasher. Space for



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fridge/freezer. Local tiling, vinyl flooring. 1 ½ bowl stainless steel sink with mixer tap. Double glazed windows to rear elevation.

Lounge/Diner (5.31m x 2.93m [3.84m max]): Fitted carpet, wall mounted radiator, double glazed window to front elevation.

Second Floor

Bedroom (3.86m max x 3.15m): Fitted carpet. Double glazed window to front elevation. Wall mounted radiator. Storage cupboard.

Bathroom/WC (1.96m x 1.54m): 3 piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with shower over. Vinyl flooring. Local tiling. Heated towel rail. High level window to rear elevation.

Bedroom (3.9m x 3.15m max): Fitted carpet. Double glazed window to rear elevation. Wall mounted radiator.

COUNCIL TAX: Band C £1,366 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