



Approximate Area = 1407 sq ft / 130.7 sq m
 For identification only - Not to scale

Marsham Street, Maidstone, ME14

ASKING PRICE £400,000

EPC RATING:

51 MARSHAM STREET, MAIDSTONE, ME14 1HH





A wonderful example of a four storey period property and presented to the market in fantastic condition. We are confident that any prospective buyers will not be disappointed at the high standard of presentation on offer by the present owners. Accommodation consists of entrance door, living room, fitted kitchen, to the first floor, master bedroom and bathroom and to the top floor two further bedrooms. There is also the added bonus of a wonderful converted cellar offering flexible accommodation as a study, office or playroom, plus its own wine cellar and a further adjacent cellar space. Other benefits include many original features such as exposed wooden timbers, feature wood panelling, feature fireplaces etc, plus many upgrades such as quality replaced kitchen units and bathroom fittings. To the exterior there is a rear garden measuring approximately 50ft plus two parking spaces beyond. Another benefit includes the central Maidstone location with excellent access to local shops, restaurants, public houses and mainline railway stations. All in all, a fabulous package of which we are sure you will fully appreciate.

MATERIAL INFORMATION
Freehold
Council Tax Band: D
EPC Report: D
Broadband: Superfast,, Gfast & Ultrafast



- **WALKING DISTANCE TO MAIDSTONE TOWN CENTRE**
- **SOUTH FACING REAR GARDEN**
- **DRIVEWAY FOR TWO/THREE CARS**

- **TWIN CHAMBER CELLAR**
- **MODERN CONTEMPORARY BATHROOM AND EN-SUITE**
- **BUILT CIRCA 1850**

WA3090 280324M

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11 COLMAN HOUSE, COLMAN PARADE, KING STREET, MAIDSTONE, ME14 1DJ