

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1105052



Victoria Street, Maidstone, Kent, ME16
Approximate Area = 1505 sq ft / 139.8 sq m
Outbuilding = 283 sq ft / 26.2 sq m
Total = 1788 sq ft / 166 sq m
For identification only - Not to scale

GUIDE PRICE £400,000 - £415,000

50 VICTORIA STREET, MAIDSTONE, ME16 8JA

EPC RATING:





Located at the end of this quiet cul de sac is this very well presented, terraced Victorian family home. Set out over three floors, including a basement 4th bedroom/family room, the ground floor offers two reception rooms and kitchen with breakfast bar leading to the utility room and cloakroom beyond and on the first floor, three further good sized bedrooms and a three piece family bathroom. Outside, the east facing garden offers decked area with timber shed and a pathway leading to the double garage accessed via a rear service road. The double garage, with power and light has twin up and over doors.

Located in this popular road, with on street residents parking, the property is within easy walking distance of the town centre. Maidstone offers a wide range of shopping leisure and transport facilities and for the commuter, is within close walking distance of Maidstone West mainline train station.

MATERIAL INFORMATION
Freehold
Council Tax Band (C)
EPC Report
Broadband: Gfast & Superfast



- **ATTRACTIVE VICTORIAN TERRACED HOME**
- **FOUR BEDROOMS SET OVER THREE FLOORS**
- **TWO RECEPTION ROOMS**
- **KITCHEN AND UTILITY ROOMS**
- **DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM**

- **EAST FACING GARDEN**
- **QUIET CUL DE SAC LOCATION**
- **DOUBLE GARAGE TO REAR**
- **WALKING DISTANCE OF MAIDSTONE TOWN CENTRE AND MAINLINE TRAIN STATION**

JB3085 190324M

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