



12 Clement Court, Maidstone, Kent, ME16 0EW
Price £350,000



A WELL PRESENTED THREE BEDROOM FAMILY HOME SITUATED IN A QUIET RESIDENTIAL CUL DE SAC SETTING IN ONE OF MAIDSTONE'S MOST PREMIER RESIDENTIAL AREAS.

Page & Wells are delighted to bring to the market this spacious and well maintained three bedroom family home which has so much to offer. The property features a spacious lounge, dining room, kitchen and cloakroom on the ground floor, whilst on the first floor will be found three bedrooms and a family bathroom. There is a low maintenance garden to the rear, ample on road parking facilities to the front and a garage located en bloc close by. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D
Council tax band: D
Tenure: freehold



LOCATION

The property is close to Maidstone town centre which offers a wide range of shopping, educational and social facilities together with two mainline railway stations. There are reputable primary and secondary schools within walking distance.

KEY FEATURES

- Two reception rooms
- Downstairs cloakroom
- Garage en bloc
- Cul de sac location
- Well presented

ROOMS

GROUND FLOOR:

Entrance Hall

Cloakroom

Lounge: 16'1 x 10'4 (4.90m x 3.15m)

Dining Room: 8'9 x 7'9 (2.67m x 2.36m)

Kitchen: 9'7 x 9'4 (2.92m x 2.84m)

FIRST FLOOR:

Landing

Bedroom 1: 13' x 11' (3.96m x 3.35m)

Bedroom 2: 11' x 8'8 (3.35m x 2.64m)

Bedroom 3: 9' x 7'8 (2.74m x 2.34m)

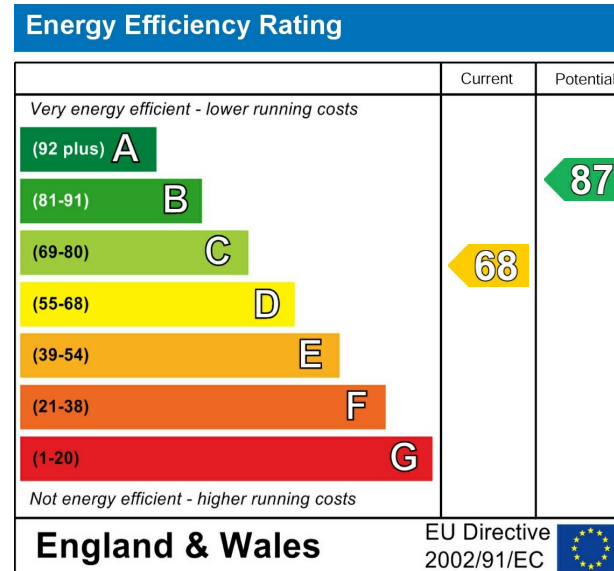
Bathroom

EXTERNALLY:

There is a low maintenance garden to the rear, ample on road parking facilities to the front and a garage en bloc located close by.

VIEWING

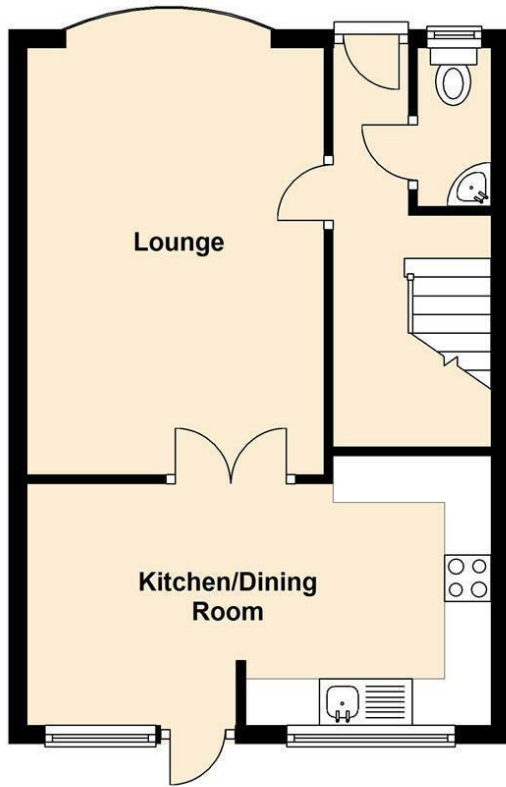
Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

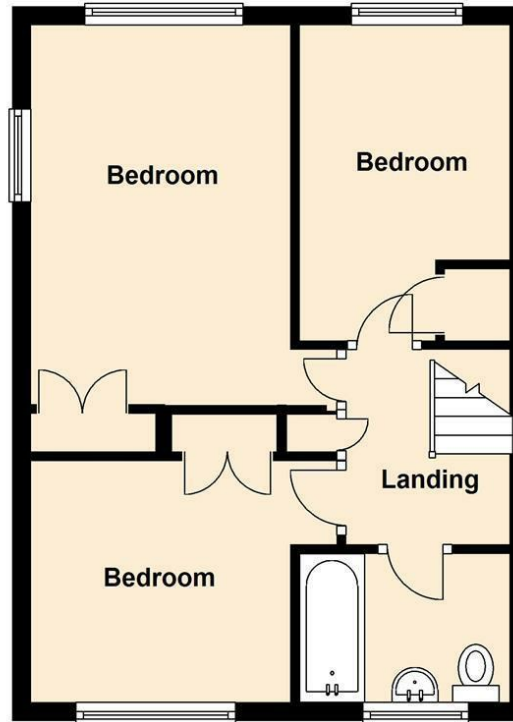
Ground Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 75.3 sq. metres (810.8 sq. feet)

