



**12 Charlton Street, Maidstone, Kent, ME16 8LA**  
**Price £280,000**





A SPACIOUS AND WELL PRESENTED TWO BEDROOM BAY FRONTED TERRACE PROPERTY SITUATED WITHIN CLOSE PROXIMITY OF MAIDSTONE TOWN CENTRE.

The ground floor accommodation features an entrance hall, lounge with feature fireplace, separate dining room and kitchen. There is a useful cellar to the lower ground floor. The first floor offers two bedrooms and a separate first floor bathroom with both shower cubicle and bath. Externally there is a long rear garden and an attached outhouse with WC. The property is well placed for all local amenities and internal viewing is recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: C  
Council tax band: B  
Tenure: freehold



## LOCATION

Situated in a convenient and popular residential location to the west of Maidstone town centre. There are reputable schools close by and mainline railway stations are a short walk away.

## PROPERTY INFORMATION

A spacious and well presented two bedroom bay fronted terraced home with a long rear garden.

## KEY FEATURES

- Two reception rooms
- First floor bathroom
- Feature fireplaces
- Useful cellar
- Internal viewing recommended

## ROOMS

### GROUND FLOOR:

**Entrance Hall**

**Lounge: 14' x 9'11 (4.27m x 3.02m)**

**Dining Room: 13'4 x 10'3 (4.06m x 3.12m)**

**Kitchen: 10'4 x 8'5 (3.15m x 2.57m)**

### LOWER GROUND FLOOR:

**Cellar: 11'10 x 11'2 (3.61m x 3.40m)**

### FIRST FLOOR:

**Bedroom 1: 13'4 x 12'5 (4.06m x 3.78m)**

**Bedroom 2: 10'3 x 8'10 (3.12m x 2.69m)**


**Bathroom**

### EXTERNALLY:

There is a long garden to the rear.

### VIEWING

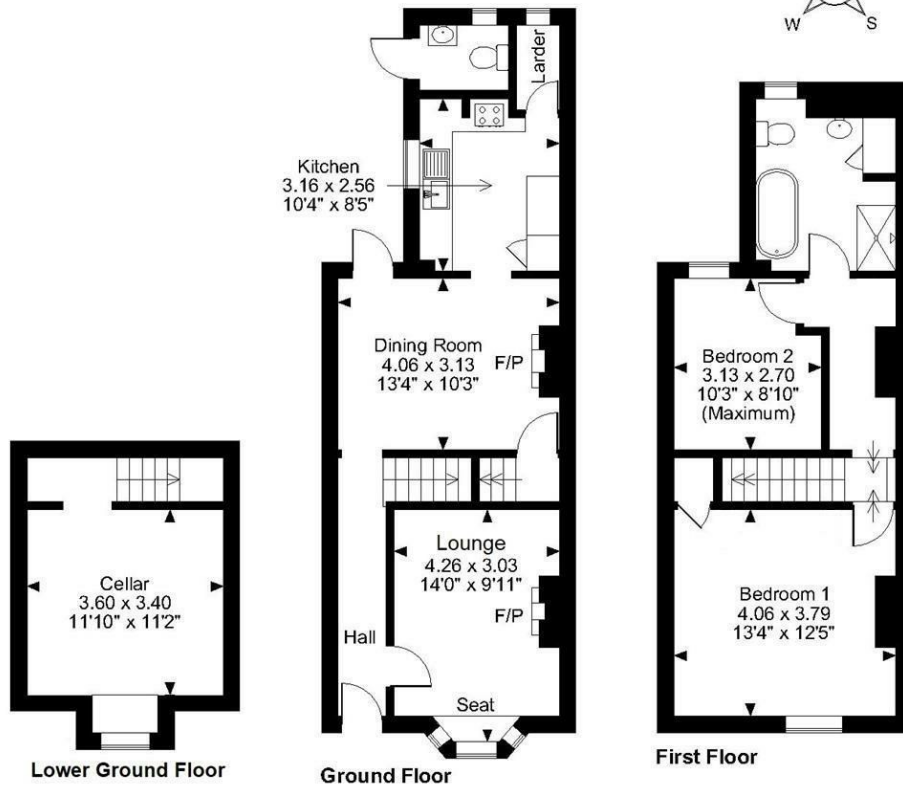
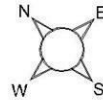
Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>74</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Charlton Street, Maidstone**  
 Approximate Gross Internal Area  
 1063 Sq Ft/99 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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