



**12 Buckland Road, Maidstone, ME16 0SL**  
**Offers In The Region Of £375,000**





No forward chain. The property is situated in a quiet setting close to Maidstone town centre. All the towns excellent amenities are within walking distance. Maidstone providing a good range of schools, shopping and educational facilities together with two mainline railway stations.

The property comprises an older style three bedroom semi-detached family house providing very spacious living accommodation, benefiting from gas fired central heating and double glazing. There is a private courtyard garden to the rear. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D  
Council tax band: C  
Tenure: Freehold



**GROUND FLOOR:**

Entrance door with leaded light glass inset to ...

**Entrance Lobby**

Tiled lobby. Glazed panelled door to ...

**Living Room: 14' x 12' (4.27m x 3.66m)**

A well proportioned principal room with wide double glazed bay window to the front elevation. Original cast iron fireplace. Glazed panelled door to ...

**Inner Hall**

Staircase to first floor. Staircase to lower ground floor.

**Bedroom 3: 11' x 9'1 (3.35m x 2.77m)**

Double glazed window to the rear elevation.

**Shower Room**

Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low-level WC. Tiled walls. Tiled flooring. Double glazed window to the side elevation.

**LOWER GROUND FLOOR:**

**Lobby**

Understairs cupboard.

**Kitchen: 10'7 x 8'7 (3.23m x 2.62m)**

A well fitted kitchen with cupboards, drawers and space under. Rangemaster cooker with 4-ring gas hob,

warming plate and hot plate. Range of wall cupboards. Inset one and a half bowl sink unit with mixer tap and cupboards. Radiator/towel rail. Double glazed door to the back garden. Opening to ...

**Dining Room: 13'7 x 12'6 (4.14m x 3.81m)**

Wide double glazed bay window to the front elevation. Tiled flooring. Original fireplace. Access to ...

**Pantry: 10'5 x 3'5 (3.18m x 1.04m)**

**Utility Room: 7'4 x 4'6 (2.24m x 1.37m)**

Worcester gas fired boiler serving central heating and domestic hot water. Tiled flooring. Double glazed window to the rear elevation.

**FIRST FLOOR:**

**Bedroom 1: 12'9 x 11'1 (3.89m x 3.38m)**

Double glazed window to the front elevation. Original cast iron fireplace. Access to roof space.

**Bedroom 2: 11' x 9'4 maximum measurement (3.35m x 2.84m maximum measurement)**

Double glazed window to the rear elevation. Display shelving.

**Bathroom**

Pedestal wash hand basin. Low-level WC. Panelled bath with mixer tap and shower attachment. Chrome heated towel rail. Extractor fan. Glass shelving. Tiled flooring. Tiled walls. Mirror fronted cabinet.

**EXTERNALLY:**


An extensive paved parking forecourt to the front of the property provides parking for 3 cars. Side access leads to a courtyard garden to the rear extending in depth to some 28'. Further extensive paved terracing. An area of artificial lawn. Outside tap. Garden store.

**VIEWING**

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

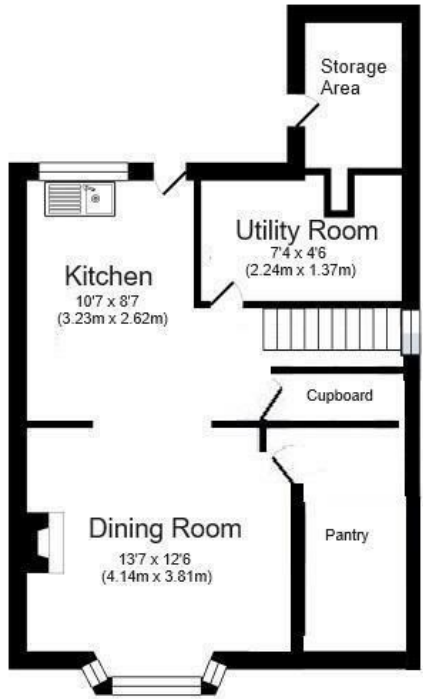
**DIRECTIONS**

From the bridge roundabout continue on the A229 before bearing left into St Peters Street. Immediately left into Buckland Road where the property will be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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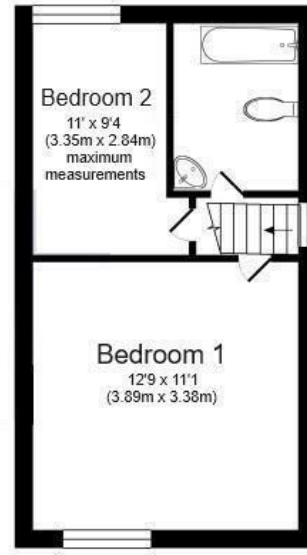




Lower Ground Floor



First Floor



Second Floor

