



38 Lower Fant Road, Maidstone, Kent, ME16 8EA
Offers In The Region Of £285,000



No forward chain. The property is situated in a very popular residential area on the outskirts of Maidstone town centre. The immediate area has excellent local amenities. The county town itself providing a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises a spacious three bedroom terraced family house requiring modernisation and improvement and enjoying a very good size garden. The property has attractive mellowed brick elevations under a tiled roof and benefits from gas fired central heating. Internal inspection is recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703

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



GROUND FLOOR:

Entrance door to ...

Lounge: 12' x 11'1 (3.66m x 3.38m)

Sash window to the front elevation. Door to ...

Inner Lobby

Staircase to first floor and lower ground floor.

Dining Room: 11'10 x 11'7 (3.61m x 3.53m)

Window to the rear elevation. Recessed shelving.

LOWER GROUND FLOOR:

Kitchen: 11' x 9'10 (3.35m x 3.00m)

Work surface with cupboard and space under. Single drainer sink unit with cupboard beneath. Worcester gas fired boiler serving central heating and domestic hot water. Door to garden.

Bathroom

Low-level WC. Pedestal wash hand basin. Panelled bath. Window to the front elevation.

Inner Hall

Built in cupboard. Door to ...

Underground Storage Area

FIRST FLOOR:

Landing

Staircase to second floor.

Bedroom 1: 11'11 x 11'3 (3.63m x 3.43m)

Sash window to the front elevation.

Bedroom 2: 11'11 x 11'4 (3.63m x 3.45m)

Window to the rear elevation.

SECOND FLOOR:

Bedroom 3: 17'2 x 12'3 (5.23m x 3.73m)

Central staircase. Velux window.

EXTERNALLY:

There is a small area of garden to the front of the property. The property has potential for parking subject to the necessary consents being obtained. There is a very good size garden to the rear of the property with an open aspect. The gardens require cultivation. The rear garden is accessed through a shared through tunnel.

VIEWING


Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

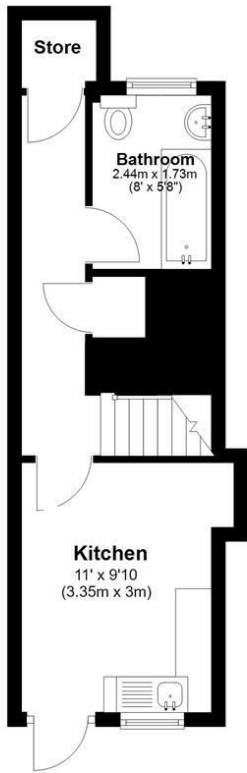
DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road and proceed towards Barming. Turn left into Bower Lane, continue down before bearing right into Lower Fant Road where the property will be found on the left hand side.

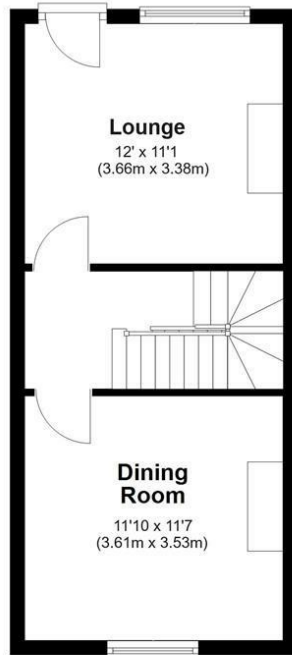
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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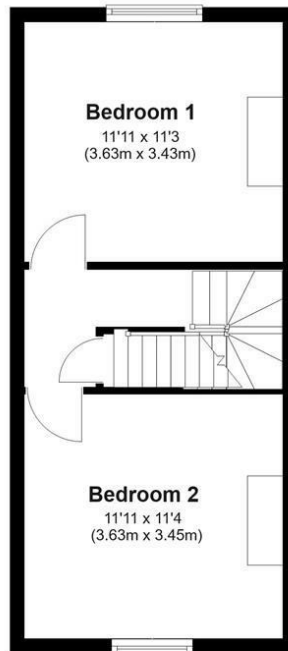
Lower Ground Floor



Ground Floor



First Floor



Second Floor

