



**6 Farningham Close, Maidstone, ME14 5QX**  
**Price Guide £300,000 - £320,000**



PRICE GUIDE : £300,000 - £320,000. AN EXCEPTIONALLY WELL PRESENTED TWO BEDROOM TERRACED PROPERTY WITH GARAGE TO REAR SITUATED ON THE EVER POPULAR VINTERS PARK DEVELOPMENT. OFFERED IN GOOD DECORATIVE ORDER THROUGHOUT.

Page & Wells are delighted to bring to the market this spacious terraced home which features a living room, modern kitchen and a large conservatory on the ground floor. Whilst on the first floor will be found two good size bedrooms, both with built in wardrobes and a modern bathroom. Unlike many other properties in this area, the property benefits from direct access to the garage at the foot of the rear garden. In the agent's opinion this property would make an ideal first time purchase or indeed a buy to let investment. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



## LOCATION

Situated in a sought after position on the ever popular Vinters Park development within close proximity of Maidstone town centre, local amenities and reputable primary and secondary schools.

## PROPERTY INFORMATION

An exceptionally well presented two bedroom terraced home with large conservatory and garage accessed directly from the rear garden.

## KEY FEATURES

Two good size bedrooms

Spacious lounge

Modern kitchen and bathroom

Large conservatory

Pleasant rear garden

Garage

## ACCOMMODATION

### GROUND FLOOR:

**Spacious Living Room:**

**Modern Kitchen:**

**Large Conservatory:**

### FIRST FLOOR:

**Bedroom 1:**

Built in wardrobes

**Bedroom 2:**

Built in wardrobes


**Bathroom**

### EXTERNALLY

There are pleasant gardens to both the front and rear and a garage accessed directly from the rear garden.

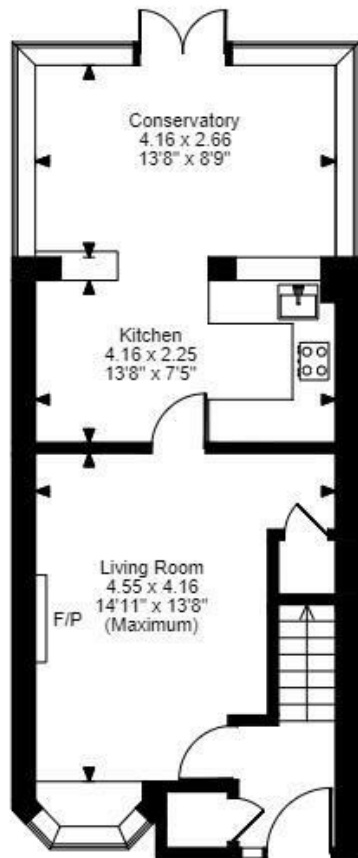
### VIEWING

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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

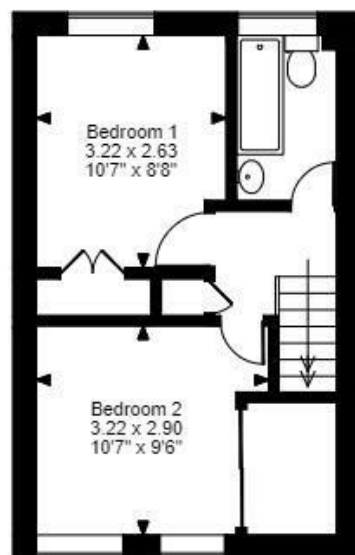
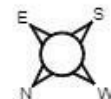
Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part 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



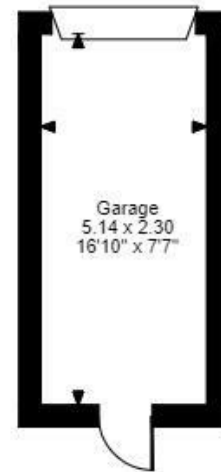


Ground Floor

Farningham Close, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 773 Sq Ft/72 Sq M  
 Garage = 127 Sq Ft/12 Sq M  
 Total = 900 Sq Ft/84 Sq M



First Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8606005/SS

