



27 Church Street, Maidstone, ME14 1EN
Price Guide £350,000

PRICE GUIDE : £350,000 - £365,000. No forward chain. The property is situated in the heart of Maidstone. The county town provides a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises a beautifully spacious older style family house with the accommodation arranged on four floors. Much of the original character of the house has been retained, with the house itself enjoying brick and shiplap elevations under a tiled roof. The house benefits from gas fired central heating and double glazing. Internal inspection is recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703

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



GROUND FLOOR:

Entrance door to ...

Lounge: 13'4 x 12'7 (4.06m x 3.84m)

Double glazed window to the front elevation. Original cast iron fireplace. Feature oak parquet flooring. The parquet flooring continues on to the ...

Kitchen/Diner: 17'2 x 13'4 (5.23m x 4.06m)

A well proportioned principal room with bi-folding doors opening to the courtyard garden. The kitchen area has beech work surfaces with cupboards and drawers under. Central island unit with inset one and a half bowl unit with mixer tap and cupboards under. Space and plumbing for washing machine beneath. Range of wall cupboards. Teknix dual oven with 8-ring gas hob, 2 electric ovens, extractor over. Inset ceiling lighting. Staircase to first floor. Staircase to lower ground floor.

LOWER GROUND FLOOR:

Bedroom 4: 11'1 x 10'8 (3.38m x 3.25m)

Double glazed window to the front elevation. Meter cupboard.

Storage Area: 8'6 x 5' (2.59m x 1.52m)

External door.

Shower Room

Pedestal wash hand basin. Low-level WC. Shower cubicle with thermostatically controlled shower. Tiled walls. Extractor fan. Inset ceiling lighting.

FIRST FLOOR:

Bedroom 1: 13'5 x 12'8 (4.09m x 3.86m)

Double glazed window to the front elevation. Original cast iron fireplace with tiled floral slips. Door to ...

En-suite Shower Room

Pedestal wash hand basin. Low-level WC. Shower cubicle with thermostatically controlled shower. Inset ceiling lighting. Extractor fan. Part tiled walls.

Family Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low-level WC. Part tiled walls. Mirror fronted recess with Potterton gas fired boiler. Double glazed window to the rear elevation.

Shower Room

Pedestal wash hand basin. Shower cubicle with thermostatically controlled shower. Low-level WC. Part tiled walls. Inset ceiling lighting. Double glazed window to the rear elevation.

SECOND FLOOR:

Landing

Double glazed window to the rear elevation.

Bedroom 2: 13'6 x 12'7 (4.11m x 3.84m)

Double glazed window to the front elevation.

Bedroom 3: 10'3 x 8'2 (3.12m x 2.49m)

Access to roof space. Airing cupboard housing hot water tank. Double glazed window to the rear elevation.

EXTERNALLY:

There is a small courtyard to the front of the property with steps leading down. The rear garden extends in depth to about 25'. Immediately behind the house is a decked terrace. Paved courtyard with flower borders. The boundary is enclosed with brick and ragstone walling.


VIEWING

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

DIRECTIONS

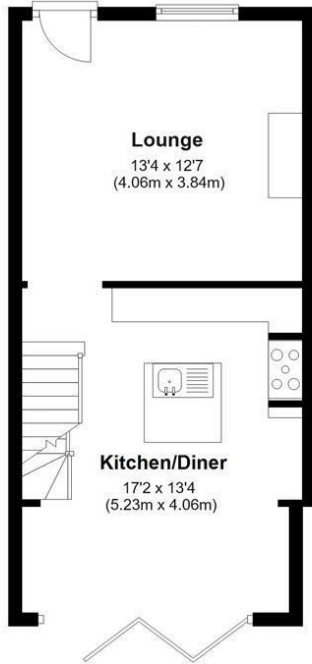
From the agent's King Street office continue along King Street. Turn left into Queen Anne Road. First left into Marshal Street. Left into Church Street where the property will be found on the left hand side.

Energy Efficiency Rating

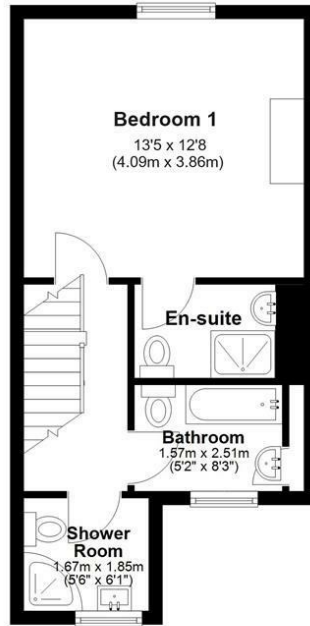
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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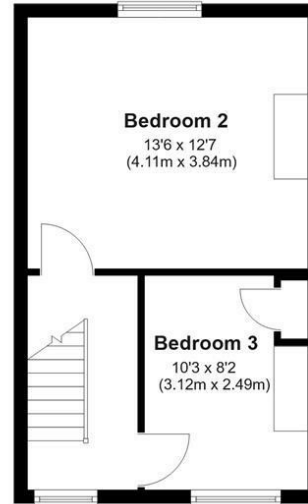
Ground Floor



First Floor



Second Floor



Lower Ground Floor

