



77 Grecian Street, Maidstone, Kent, ME14 2TT
Guide Price £260,000



*** Guide Price £260,000 - £280,000 *** The property is situated in a quiet residential road on the northern outskirts of Maidstone. This very popular area has excellent local amenities. The county town itself providing a wide range of shopping, educational and social facilities. There is easy access to the M20 motorway providing fast travel to London and the county town itself has two mainline stations.

The property comprises a quite beautifully presented two bedroom terraced family house enjoying mellowed brick and ragstone elevations under a tiled roof. The house benefits from gas fired central heating and double glazing. There are lovely manicured gardens to the rear and internal inspection of this lovely home is recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Double glazed entrance door with leaded light inset to ...

Lounge: 12'2 x 10'10 (3.71m x 3.30m)

Wood laminate flooring. Ornamental fireplace. Recessed cupboard concealing gas and electric meters. Recessed display shelving. Double glazed window to the front elevation. Access to ...

Dining Room: 10'2 x 9'6 (3.10m x 2.90m)

Matching laminate flooring. Double glazed window to the rear elevation. Recessed display shelving. Understairs storage cupboard. Staircase to the first floor. Access to ...

Kitchen: 9' x 6' (2.74m x 1.83m)

A beautifully fitted kitchen with work surfaces having cupboards, drawers and space beneath. Inset circular stainless steel sink unit with mixer tap and cupboard under. Zanussi 4-ring gas hob, Zanussi double oven and grill. Beko fridge/freezer and washing machine. Range of wall cupboards. Wall mounted Worcester gas fired boiler serving central heating and domestic hot water. Double glazed window to the side elevation. Double glazed door to the back garden.

FIRST FLOOR:

Bedroom 1: 11'4 x 10'10 (3.45m x 3.30m)

Natural pine flooring. Built in wardrobe cupboards. Central ornamental cast iron fireplace. Double glazed window to the front elevation. Lovely high ceiling.

Bedroom 2: 10'5 x 9'6 (3.18m x 2.90m)

Double glazed window to the rear elevation, again with lovely high ceiling, with access to insulated roof space. High level storage area. Built in cupboard. Door to ...

Bathroom: 5'4 x 9'8 (1.63m x 2.95m)

Panelled bath. Triton shower unit with fitted shower screen. Pedestal wash hand basin. Low-level WC. Part tiled walls. Tiled flooring. Built in cupboard. Wall unit with mirror. Inset ceiling lighting. Double glazed window to the side elevation.

EXTERNALLY:


There is a small area to the front of the house. The rear garden is of good size with a pathway leading through. An area of lawn with flower border to the side. At the foot of the garden is a seating area with a detached brick outbuilding. Rear pedestrian access.

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 A249 Sittingbourne Road. At the traffic lights turn left into Holland Road and continue on before turning right into Boxley Road, where Grecian Street will be found on the right hand side, the property itself on the left hand side.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(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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Ground Floor



1st Floor

