



Waterlow Road, Maidstone, , ME14 2TR

Price £295,000

The property is situated in a quiet residential road on the northern outskirts of Maidstone. This area has excellent local amenities, with 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 Kent Coastline.

The property comprises a picturesque 4 bedroom terraced family house. The house itself enjoying brick and ragstone elevations under a tiled roof. The property benefits from gas fired central heating and full double glazing.

An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: D. Council Tax Band: B.



## INTERNALLY

### Ground Floor:

Double glazed entrance door to....

### Living Room 11'9 x 10'1 (3.58m x 3.07m)

Double glazed window to front elevation. Central fireplace with electric coal effect fire. Recessed shelving.

### Inner Hall

Staircase to first floor.

### Kitchen/Dining Room 11'2 x 10'3 (3.40m x 3.12m)

The kitchen area with work surface and cupboards under. Butler sink with mixer tap. Range of wall cupboards. Built-in cupboard concealing gas fired boiler serving central heating and domestic hot water. Leisure oven. 4-ring hob with AEG extractor fan over. Built-in Zanussi washing machine. Door to lower ground floor. Door to rear lobby with double glazed door to garden. Built-in cupboard. Door to bathroom.

### Bathroom

Panelled bath. Gateway shower unit. Low level WC. Pedestal wash hand basin. Part tiled walls. Double glazed window to side elevation.

### Lower Ground Floor:

### Bedroom Three 10'1 x 9'9 (3.07m x 2.97m)

Window to front elevation. Built-in cupboards. Cupboard concealing meters.

### Bedroom Four 11'1 x 9'7 (3.38m x 2.92m)

Window to rear elevation. Built-in cupboards.

### First Floor:

### Bedroom One 12' x 10' (3.66m x 3.05m)

Double glazed window to front elevation. Built-in cupboard.

### Bedroom Two 11'9 x 10'3 (3.58m x 3.12m)

Double glazed window to rear elevation.

## EXTERNALLY

There is a small area of garden to the front of the property. The landscaped rear garden being predominantly paved with flower border. Attractive fish pool. Outside tap.

## VIEWING


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

## DIRECTIONS

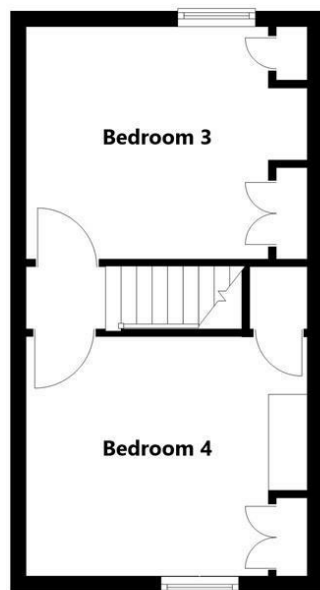
Leave Maidstone on the A249 Sittingbourne Road. Proceed to the traffic lights with Holland Road. Turn left and continue on before turning right into Boxley Road.

Continue on and turn right into Waterlow Road where the property will be found on the left 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>65</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 

**Lower Ground Floor**



**Ground Floor**



**First Floor**

