



Claygate, Maidstone, Kent, ME15 7BJ

Price Guide £285,000 - £295,000



*** A SPACIOUS THREE BEDROOM TERRACED HOME WITH GARAGE, OVERLOOKING GREEN TO THE FRONT ***

** Guide Price £285,000 - £295,000 **

Page & Wells are delighted to bring to the market this rarely available three bedroom home with no forward chain implications. The ground floor accommodation features an entrance porch, entrance hall, lounge, dining room, kitchen & wc. The first floor offers three bedrooms, bathroom & separate wc. There is a low maintenance garden to the rear & a garage at the foot of the rear garden. There is a pleasant aspect to the front. Internal viewing is highly recommended. Contact Page & Wells on 01622 756703 to arrange an appointment to view. EPC Rating C



Ground Floor

Entrance Porch

Entrance Hall

Downstairs Cloakroom

Lounge 12'1 x 11'4 (3.68m x 3.45m)

Dining Room 11'2 x 8'10 (3.40m x 2.69m)

Kitchen 8'4 x 8'2 (2.54m x 2.49m)

First Floor

Bedroom One 13'11 x 8'9 (4.24m x 2.67m)

Bedroom Two 9'6 x 8'9 (2.90m x 2.67m)

Bedroom Three 8'8 x 6'8 (2.64m x 2.03m)

Bathroom

Separate wc

Externally


There is a low maintenance garden to the rear & a garage located at the end of the garden.

Viewing

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

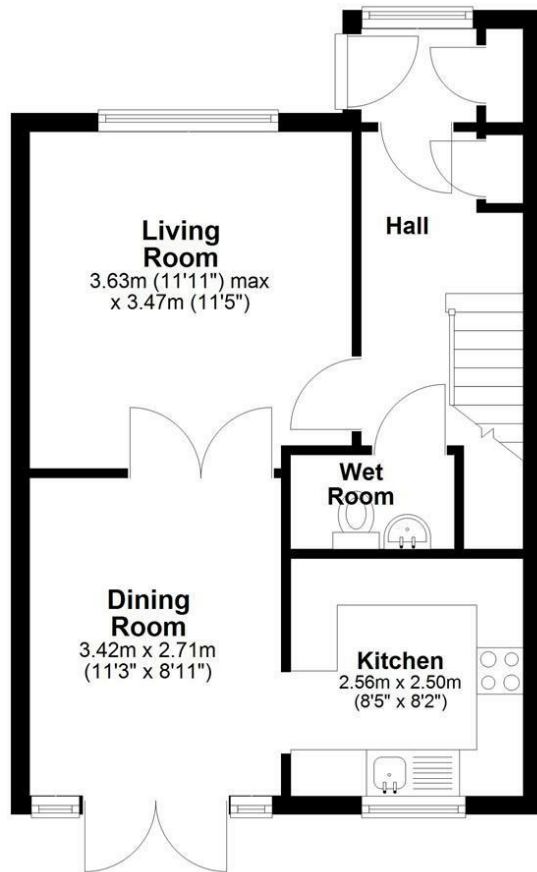
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

Energy Efficiency Rating

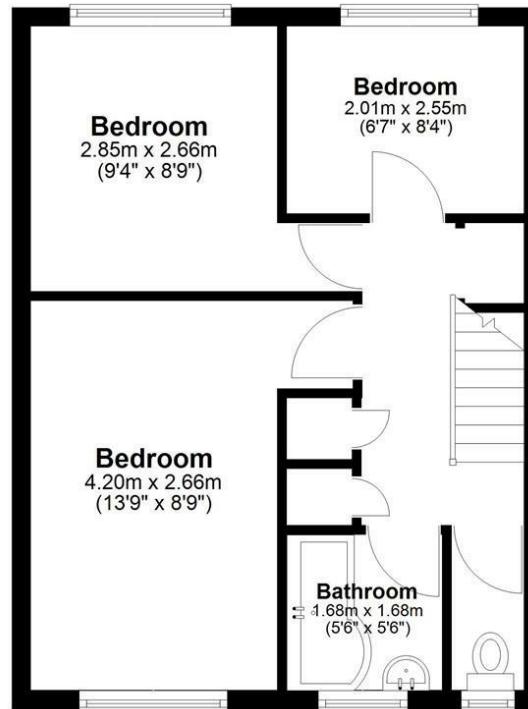
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



First Floor



Total area: approx. 77.9 sq. metres (838.1 sq. feet)

