



Hartnup Street, Maidstone, , ME16 8LR

Price £280,000

No forward chain. The property is situated on the Maidstone/Barming borders, a very popular residential area. This area is well served with excellent local amenities, the county town itself about 2-miles distant providing a wide range of shopping, educational and social facilities.

The property comprises a spacious older style end of terrace family house with mellowed brick elevations under a tiled roof and benefits from replacement double glazing and gas fired central heating. The house has the benefit of parking to the front, side access leads to a very good size rear garden. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



## GROUND FLOOR:

Double glazed entrance door to ...

### Entrance Hall

### Lounge

Double glazed bay window to the front elevation.  
Central fireplace with fitted gas coal effect fire. Wide opening to ...

### Dining Room

(These rooms were formerly separate). Recessed shelving. Door to ...

### Kitchen

Work surface with cupboards, drawers and space under. Inset sink unit with mixer tap. Range of wall cupboards. Diplomat 4-ring gas hob with extractor fan over. AEG dishwasher. Electrolux oven and grill. Plumbing for washing machine. Part tiled walls. Tiled flooring. Double glazed window to the rear elevation. Access to CELLAR on the lower ground floor with window to the front. Gas and electric meters.

### Rear Lobby

Double glazed door to garden.

### Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with cupboards under. Low-level WC. Tiled walls. Tiled flooring. Double glazed window to the side elevation.

## FIRST FLOOR:

### Landing

Access to roof space. Airing cupboard housing hot water tank.

### Bedroom 1

Double glazed window to the front elevation.

### Bedroom 2

Double glazed window to the rear elevation.

### Bedroom 3

Double glazed window to the rear elevation.

## EXTERNALLY:

There is a parking bay to the front of the property. Side access leads to a very good size rear garden, divided into various section with lawn, flower borders, shingled bed with fruit trees, seating area with stone BBQ.

## VIEWING

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

52-54 King Street, Maidstone, Kent ME14 1DB

Tel - 01622 756703

Email – Maidstone@page-wells.co.uk

## DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road and proceed towards Barming, turn left into Western Road.

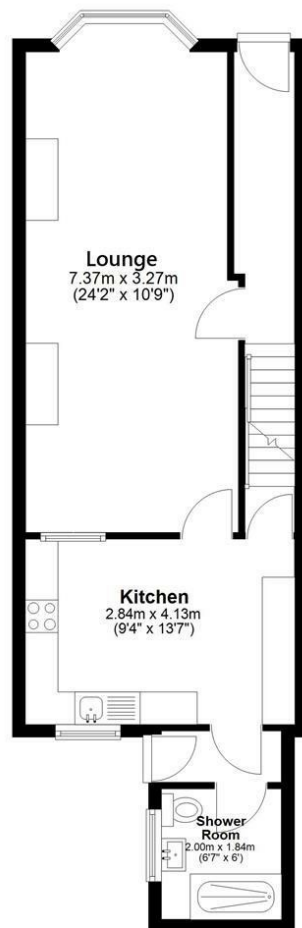
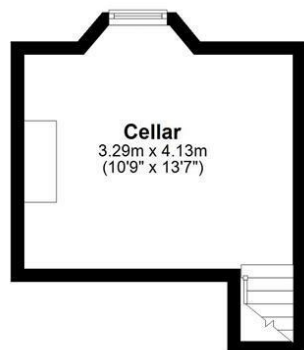
Continue down before turning left into Hartnup Street where the property will be found on the left hand side.

## Energy Efficiency Rating

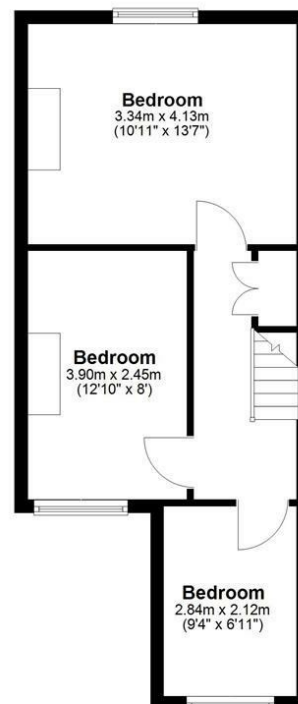
|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            | <b>75</b>                                                                           |
| (55-68) <b>D</b>                            | <b>62</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<br>2002/91/EC |  |

## Ground Floor

### Lower Ground Floor



## First Floor



Total area: approx. 99.6 sq. metres (1072.3 sq. feet)

