



Upper Fant Road, Maidstone, Kent, ME16 8DH
Offers In The Region Of £285,000

The property is situated in a very popular residential area on the outskirts of Maidstone town centre. The immediate area itself has good local amenities. The county town providing a wide range of shopping, educational and social facilities, together with two mainline stations. The property comprises an older style two bedroom terraced family house enjoying brick elevations under a tiled roof. The property benefits from gas fired central heating with under floor heating and double glazing. The gardens are a very good size to the rear and include a garden office and there are lovely views from the back of the house with a lovely outlook. Tenure: Freehold. EPC Rating: C. Council Tax Band: B.



ACCOMMODATION

Entrance door to ...

Ground Floor:

Lounge 11' x 11' (3.35m x 3.35m)

Double glazed window to front elevation. Sealed fireplace. Recessed meter cupboard. Staircase to first floor.

Dining Room 11' x 10'10 (3.35m x 3.30m)

Double glazed window to rear elevation. Door to

Cellar 10'5 x 10'1 (3.18m x 3.07m)

Providing useful storage area.

Kitchen 11'2 x 5'10 (3.40m x 1.78m)

Range of work surfaces with cupboards, drawers and space under. Inset single drainer sink unit with mixer tap. Built-in microwave oven. Beko 4-ring gas hob with extractor fan above. Plumbing for washing machine. Double glazed window to side elevation. Double glazed door to garden.

First Floor:

Bedroom One 11'10 x 11' (3.61m x 3.35m)

Double glazed window to front elevation. Recessed cupboard. Inset ceiling lighting. Access to partially boarded loft space with electric light and loft ladder. Gas fired combination boiler providing central heating and domestic hot water.

Bedroom Two 11' x 10'10 (3.35m x 3.30m)

Double glazed window to rear elevation with lovely far reaching views. Recessed cupboard. Inset ceiling lighting.

Family Bathroom

A beautifully fitted bathroom comprising shower cubicle with thermostatically controlled shower. Free standing bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Inset ceiling lighting. Chrome heated towel rail. Double glazed window to rear elevation.

EXTERNALLY

A newly laid brick paver driveway provides parking for two cars at the front of the property. The rear garden is a very good size with a pathway leading down through with lawn and variety of shrubs and trees. Set in the garden is a useful garden office (10' x 5'6) with power, light and internet connection.

VIEWING

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

DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road. Proceed towards Barming. Turn left into St Michaels Road. At the junction, turn right into Upper Fant Road. Continue

down where the property will be found on the left hand side.

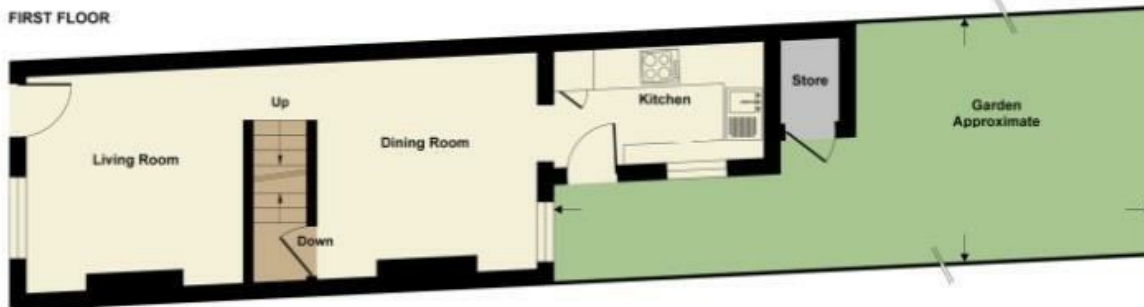
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(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 	

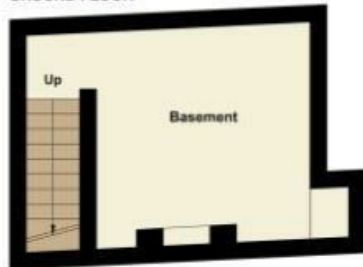
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FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

