



Connells

Melville Road  
Maidstone



### Property Description

This two bedroom terrace home is being offered CHAIN FREE! The property has an open plan kitchen/diner and separate living room all located on the ground floor. Then to the first floor you have two good size bedrooms and family bathroom. Another benefit is the loft space. With on street permit parking and a garden to the rear.

Situated just a short distance from central Maidstone the property is ideal for easy access to the town centre for all the high street retail including Fremlin Walk shopping centre, all the fantastic cafes, pubs, and eateries, and the main train stations Maidstone East, West, and Barracks, for quick links into London and the surrounding areas such as the Medway towns. The M20 is close by for fast routes by road into the capital or to the coast. For schools there is Maidstone Grammar School right on your doorstep, and South Borough Primary School is just around the corner.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

## Lounge

11' 9" Max x 9' 8" Max ( 3.58m Max x 2.95m Max )

## Kitchen

12' 10" Max x 11' 11" Max ( 3.91m Max x 3.63m Max )

## Landing

## Bedroom One

12' 11" Max x 11' 8" Max ( 3.94m Max x 3.56m Max )

## Bedroom Two

10' 4" Max x 8' 11" Max ( 3.15m Max x 2.72m Max )

## Shower Room

## Loft

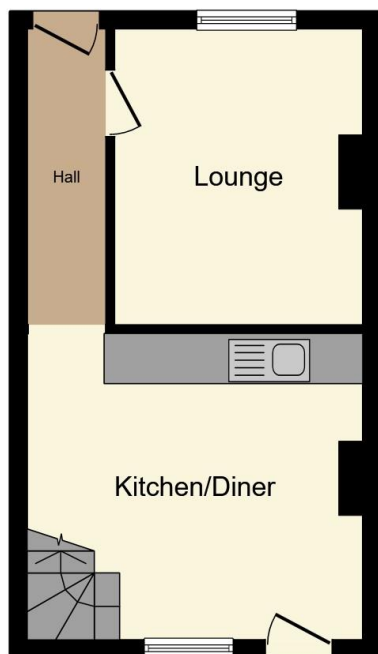
Restricted head height

## Rear Garden

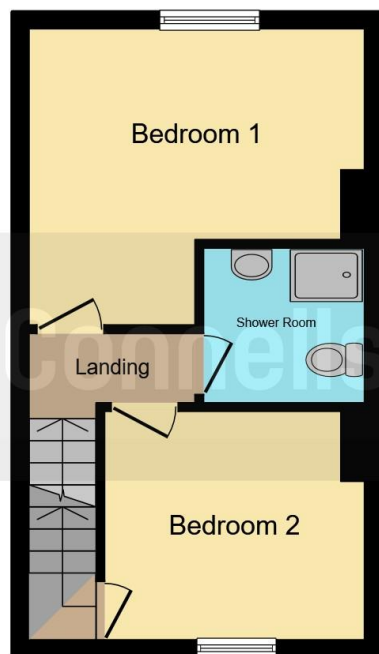
## Agents Note

We have been unable to verify if planning permission or building regulation has been provided for the loft conversion to the property. We ask that you satisfy yourself in this regard before proceeding.

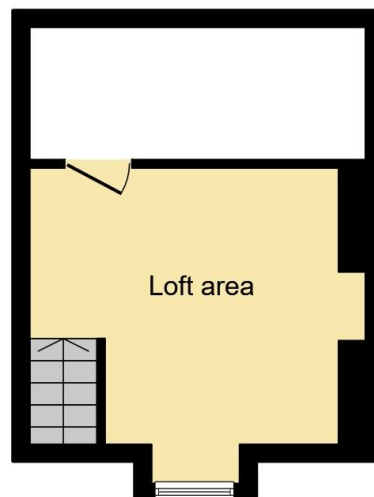




**Ground Floor**



**First Floor**



**Loft Space**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [maidstone@connells.co.uk](mailto:maidstone@connells.co.uk)**

30 King Street  
 MAIDSTONE ME14 1BS

EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/MAI407853](http://connells.co.uk/Property/MAI407853)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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