



56 Perryfield Street
Maidstone
ME14 2SX

Offers in Region of £250,000

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Description

Spacious Victorian terrace arranged on 3 floors, extending to just under 1,000 sq ft. Great layout with bedrooms and bathroom off the landing and two living rooms, fitted kitchen and a useful cellar with sub floor window. Well established and convenient position on the favoured northern outskirts of the town, a quarter of a mile from Maidstone East station with connections to Victoria and London Bridge. Well decorated and presented, gas heating, double glazing, 50 ft low maintenance south east facing rear garden.

Location

The property is conveniently placed within half a mile of the centre of Maidstone with its excellent selection of amenities which include shopping facilities at The Mall and Fremlins Walk, Two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. The River Medway dissects the town and there are some attractive walks on the river bank together with The Millennium Park and amphitheatre. Educationally the area is well served with the local Northborough and St Pauls catering for infants and juniors with a wider selection of schools and colleges for older children in and around the town centre.

Council Tax Band

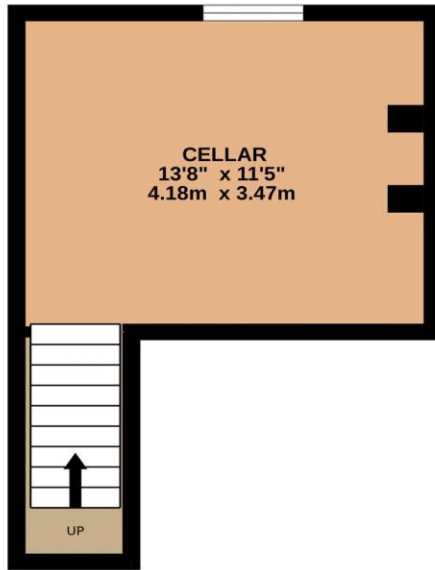
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VIEWINGS STRICTLY BY APPOINTMENT

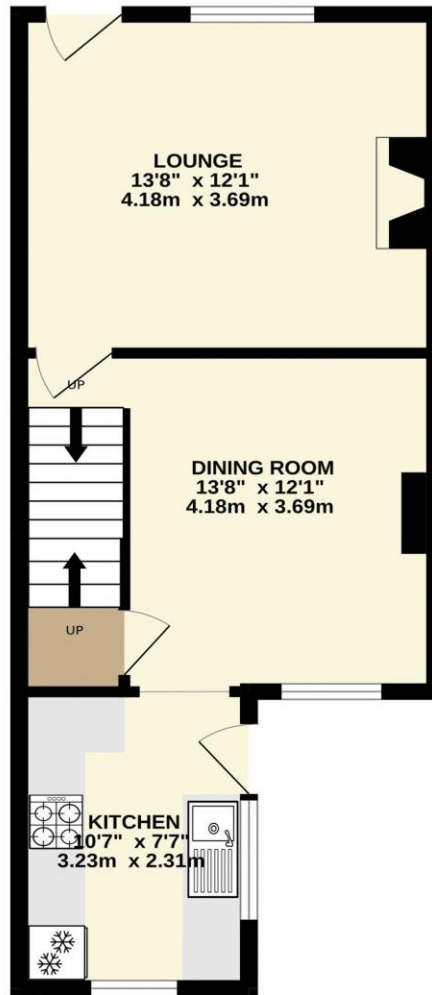
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



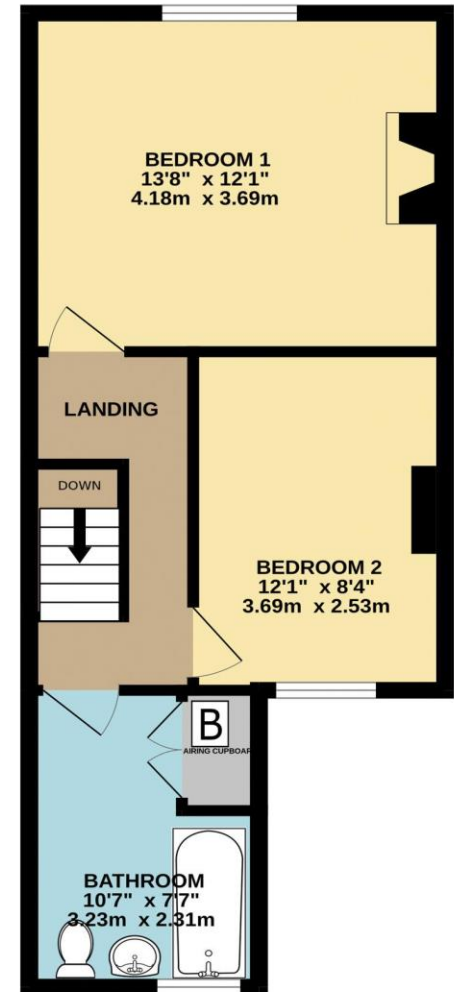
BASEMENT
185 sq.ft. (17.2 sq.m.) approx.



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE

Outside light, half glazed UPVC front door.

LOUNGE 13' 8" x 12' 0" (4.16m x 3.65m)

Natural brick fire surround and fireplace where the chimney is currently capped, window to front, radiator.

DINING ROOM 13' 8" (max) x 12' 0" (4.16m x 3.65m)

Window to rear, radiator, staircase for first floor and door to cellar.

KITCHEN 10' 2" x 7' 7" (3.10m x 2.31m)

White gloss units with complimenting wood effect working surfaces, space for slim line dishwasher and washing machine, Hotpoint fridge freezer, electric cooker, acrylic sink with mixer tap, glazed UPVC side door to the garden, double aspect windows to the side and overlooking rear garden, slate effect vinyl flooring.

ON THE LOWER GROUND FLOOR

CELLAR 13' 8" x 11' 5" (4.16m x 3.48m)

Access from a door in the dining room and stairs down, UPVC sub floor window to front, double radiator, electric, light and power, service meters with modern consumer unit.

ON THE FIRST FLOOR

LANDING 12' 0" x 5' 0" (3.65m x 1.52m)

Smoke alarm and access to roof space.

BEDROOM 1 13' 8" x 12' 0" (4.16m x 3.65m)

Beautiful cast iron Victorian fireplace with raised basket and decorative surround, window to front, radiator.

BEDROOM 2 12' 1" x 8' 7" (3.68m x 2.61m)

Beautiful cast iron Victorian fireplace with raised basket and decorative surround, window to rear, radiator, built-in wardrobe cupboard with hanging rail and shelf storage.

BATHROOM 12' 1" x 7' 7" (3.68m x 2.31m)

White suite with panelled bath and overhead shower, wash hand basin, WC, partially tiled walls, vinyl flooring, window to rear, double storage cupboard housing Worcester combination boiler, radiator.

OUTSIDE

To the front of the property is a dwarf wall with decorative panels, iron gate leading to gravelled area and mature tree. Permit parking on street for residents. To the rear is a south east facing 48 ft paved garden with decorative shingle area and shrub, towards the back of the garden is a raised patio perfect for alfresco dining. Compost converter (330 litre) and timber shed.

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road. At the junction with the prison wall turn right at the traffic lights turn right into Lower Boxley Road. At the mini roundabout take the second exit into Fisher Street, Perryfield Street will be found second turning on the left as indicated by our signboard.



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