



**196 Plains Avenue
Shepway, Maidstone
ME15 7BB
OIRO £300,000**

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Shepway
Maidstone
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Description

Fantastic opportunity to purchase this spacious end of terrace property. With great scope and potential this house offers 3 double bedrooms, lounge, kitchen, dining room and a 65 foot long south facing garden. Located on the outskirts of Mote Park itself which is literally a stones throw away, you are also walking distance to a Primary school rated 'Good' by Ofsted with an 'Outstanding' rated Early Years Provision.

Location

Located in this well established and popular and residential position on the southern outskirts of the town. Conveniently placed within easy access of the Loose Road with regular bus services into Maidstone. The town centre is some half a mile distant and offers an excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi screen cinema and two railway stations connected to London. Educationally the area is well served with the local infant and junior school at Park Way and a wider selection of schools for older children in and around the town centre. Mote park is within a 1/4 of a mile with its 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band

C

VIEWINGS STRICTLY BY APPOINTMENT

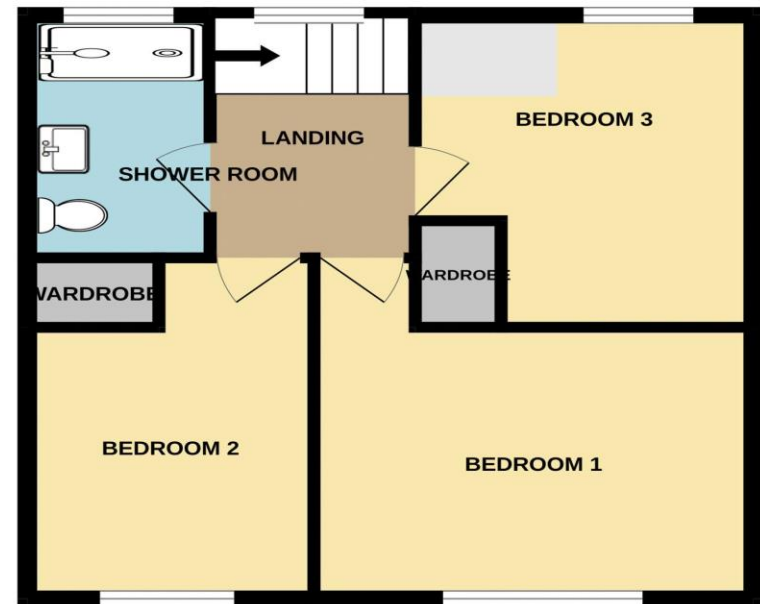
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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 PORCH 7' 0" x 2' 0" (2.13m x 0.61m)

Glazed sliding doors, quarry tile flooring, glazed metal entrance door to:

ENTRANCE HALL 12' 9" x 5' 9" (3.88m x 1.75m)

Staircase to first floor, under stairs storage, radiator.

LOUNGE 15' 4" x 12' 4" (4.67m x 3.76m)

Tiled fireplace with hearth, radiator, window overlooking south facing rear garden, door to: dining room.

KITCHEN 10' 4" x 9' 4" (3.15m x 2.84m)

Generous larder cupboard, range of units with wooden doors and drawer fronts with complimenting working surfaces, two enamel sinks with chrome tap, window to the front, Worcester boiler, space for fridge freezer, washing machine and cooker. Arched access into:

DINING ROOM 10' 2" x 9' 4" (3.10m x 2.84m)

Window to rear, radiator, door to:

LOBBY 4' 0" x 3' 4" (approx) (1.22m x 1.02m)

Door to garden, storage cupboard and door to:

WC 4' 7" x 2' 4" (1.40m x 0.71m)

Low level WC with high level cistern. Window to side.

ON THE FIRST FLOOR

LANDING

Access to roof space, window to front.

BEDROOM 1 13' 2" x 9' 9" (4.01m x 2.97m)

Window overlooking south facing rear garden, radiator.

BEDROOM 2 12' 4" x 8' 9" (3.76m x 2.66m)

Window overlooking south facing rear garden, built-in wardrobe, radiator.

BEDROOM 3 11' 3" x 10' 1" (3.43m x 3.07m)

Window to front, built-in wardrobe, radiator.

SHOWER ROOM

Avocado suite comprising low level WC, wash hand basin, walk in shower with marble effect aqua boarding, wood effect vinyl flooring, window to front, towel rail.

OUTSIDE

The front of the property offers a generous lawned area with mature shrubs, walled and fenced boundaries with iron entrance gate. Side pedestrian access to the rear garden. The rear garden is south facing and is approx 65 foot long. Patio adjacent to house, outside store room, side pedestrian access to the front, rear pedestrian access to the back, mostly laid to lawn, well stocked with mature shrubs and trees, detached single garage.

Directions

From Maidstone leave in a southerly direction on Stone Street, a continuation of which is the Loose Road A229, taking the fifth turning on the left into Plains Avenue, continue along Plains Avenue and take the 2nd exit at the roundabout, continue on Plains Avenue and the property will be found on the right hand side, as indicated by our sign board.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

