



23 Postmill Drive
Maidstone
ME15 6FY

Guide Price £270,000 - £280,000

**23
Postmill Drive
Tovil
Maidstone
ME15 6FY**



Description

Delightfully presented mid terrace in a sought after location, with allocated parking for 2 cars. The accommodation features a stunning kitchen with appliances, luxury bathroom, wall panelling, laminated flooring to all of the ground floor and a landscaped garden with rear access. Ideal for a first time buyer or investor with an expected rental of £1100/£1200 per calender month. Viewing highly recommended.

Location

Located close to the river with tow path walks leading back into the town centre, passing Amphi theatre and Millennium Park. There are shops including a supermarket and a just opened highly regarded infant and junior school. Maidstone town centre is some one mile distant and offers a comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. For older children there is a selection of schools and colleges in and around the town centre.

Council Tax Band
C

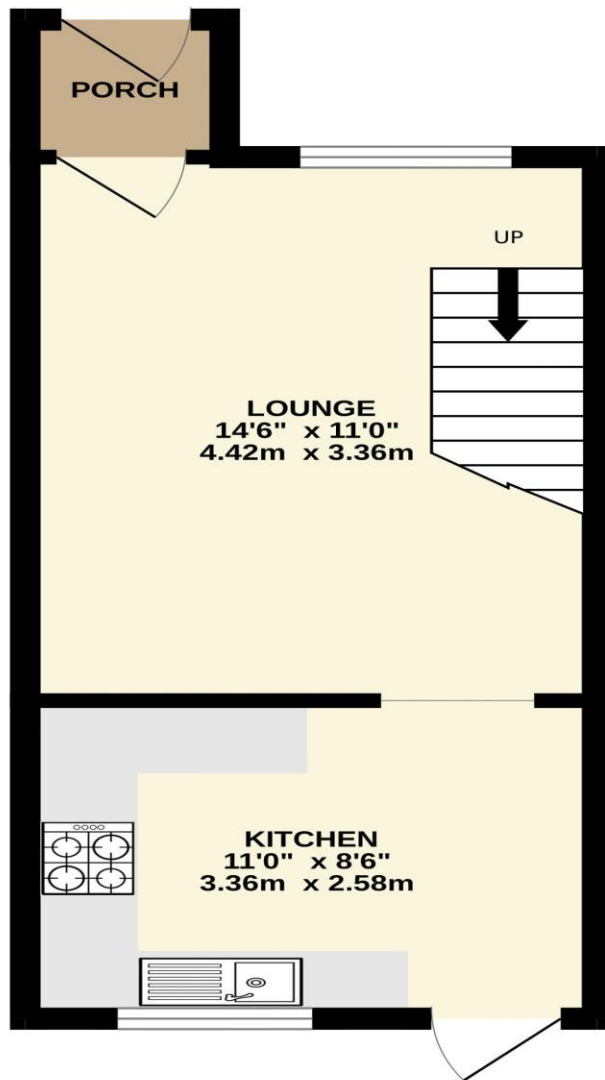
VIEWINGS STRICTLY BY
APPOINTMENT

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

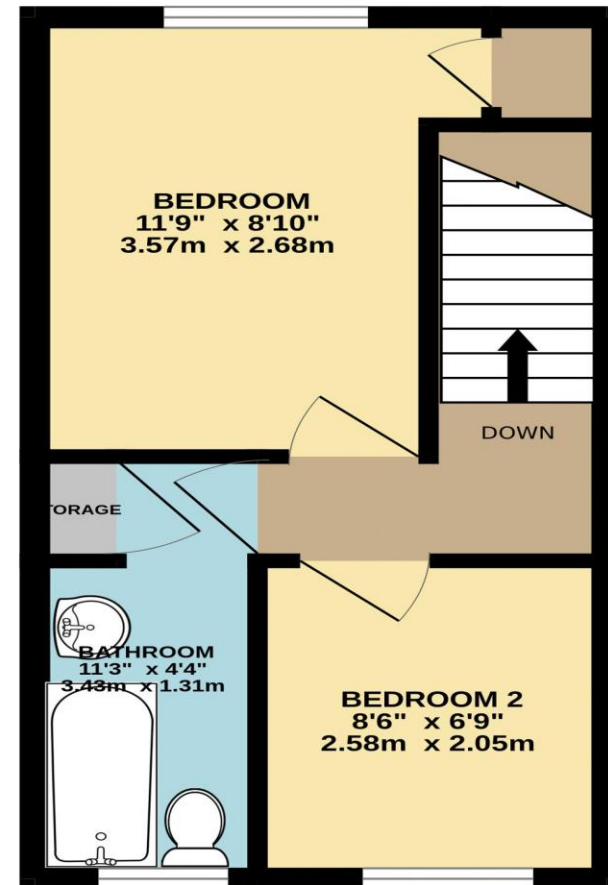


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 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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ENTRANCE

UPVC Georgian style entrance door with tarmacadam pathway, outside lighting and meter cupboards.

ENTRANCE HALL

Laminate flooring.

LOUNGE 14' 6" x 11' 0" (4.42m x 3.35m)

Continuous wood laminate flooring, window to front affording a Southern aspect, fitted blinds, two radiators, understairs recess incorporating a media wall, stairs case to first floor with timber balustrade, archway to:

KITCHEN 11' 0" x 8' 6" (3.35m x 2.59m)

Continuous laminate flooring, white high gloss door and drawer fronts with blackened furniture and graphite effect working surfaces, acrylic sink and mixer tap, metro tiled splashback, 4 burner gas hob with oven beneath, extractor hood above, built in cupboard housing gas fired boiler, window and glazed door overlooking rear garden, fitted blinds, wall panelling to dado height, space for washing machine and fridge freezer.

ON THE FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11' 4" x 8' 10" (3.45m x 2.69m)

Two built in storage cupboards, radiator, window to front affording a Southern aspect, fitted blinds, radiator.

BEDROOM 2 8' 0" x 6' 0" (2.44m x 1.83m)

Laminate flooring, wall panelling to dado height, radiator, window overlooking rear garden, fitted blinds.

BATHROOM

White contemporary suite, panelled bath with mixer tap and shower over, glass shower screen, pedestal wash hand basin, low level WC, chrome heated towel rail, vinyl flooring, window and blind, tiled splashbacks, built in linen cupboard with lagged cylinder.

OUTSIDE

The front of the property is neatly laid in coloured granite shingle with timber sleeper border, outside lighting. The rear garden extends to approximately 40ft fully fenced with extensive patio area adjacent to the house, raised artificial grassed area, timber garden shed, rear access to 2 allocated parking spaces.

Directions

From Maidstone leave via Upper Stone Street a continuation of which is The Loose Road, bearing right into the one way system at Sheals Crescent, taking the second turning on the left into Old Tovil Road, proceed down Tovil Hill and at the bottom of the hill turn left into Woodbridge Drive, Postmill Drive will be found on the left hand side. The property will be a short distance along on the left 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

