



45 Peel Street  
Maidstone  
ME14 2SB

Guide Price £230,000 to £250,000



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Description

Situated in a convenient location just a short distance from the town centre, this terraced house offers the perfect blend of space and practicality. With excellent transport links and a selection of well-regarded schools nearby, it’s an ideal home for first-time buyers, small families, or investors.

The property features two double bedrooms and a spacious bathroom fitted with a modern suite. Downstairs, you'll find a lounge, a separate dining room, and a fitted kitchen – perfect for everyday living and entertaining.

A notable bonus is the cellar, offering valuable additional storage. Outside, the home boasts a 35ft rear garden with a timber shed, providing a private and manageable outdoor space for relaxing or gardening.

The property presents a fantastic opportunity to add value and personalise to your taste.

Offered with no forward chain, this home is ready for its next chapter.

Early viewing is highly recommended to appreciate all this property has to offer.

Location

Maidstone offers an excellent selection of shopping facilities and The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema, The Millennium Park and two railway stations connected to London. Within 1/2 mile is Mote Park with it's 450 acres, boating lake, leisure centre and swimming pool. Educationally the area is well served with the local Northborough and St Pauls and Sandling Primary Schools catering for infants and juniors with a wider selection of schools for older children in and around the town centre.

Council Tax Band  
C

VIEWINGS STRICTLY BY  
APPOINTMENT

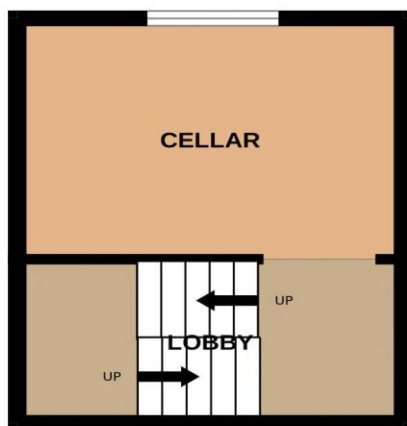
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



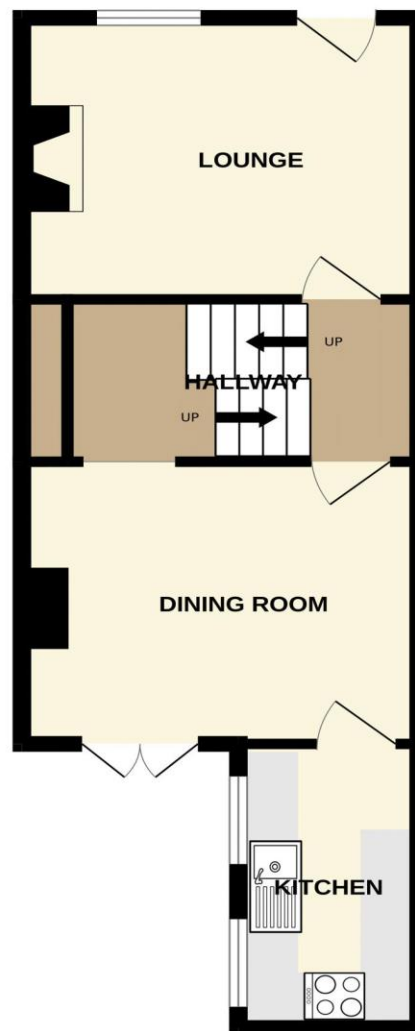
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



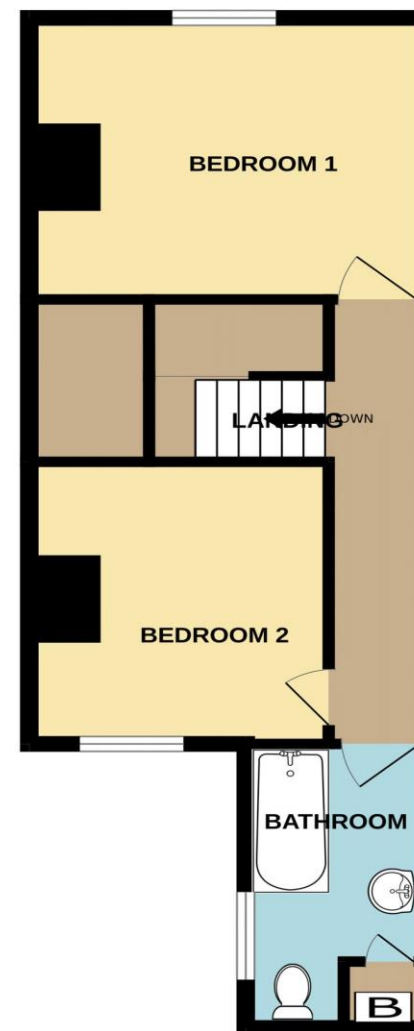
**BASEMENT**  
186 sq.ft. (17.3 sq.m.) approx.



**GROUND FLOOR**  
394 sq.ft. (36.6 sq.m.) approx.



**1ST FLOOR**  
391 sq.ft. (36.3 sq.m.) approx.



**TOTAL FLOOR AREA : 971 sq.ft. (90.2 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

### LOUNGE 12' 6" x 10' 5" (3.81m x 3.17m)

Wood laminate flooring, feature fireplace with decorative surround and living flame electric fire, window to front, radiator.

### INNER HALLWAY

Continuous wood laminate flooring, staircase to first floor with timber balustrade and newel post, radiator, shallow steps down to:

### LOBBY

Vinyl flooring, space for utilities i.e. fridge, freezer. Low voltage recessed lighting, stairs down to cellar.

## ON THE LOWER GROUND FLOOR

### CELLAR 12' 2" x 9' 4" (3.71m x 2.84m)

Original brick flooring, modern consumer unit, service meters, UPVC sub-floor window.

### DINING ROOM 12' 6" x 10' 4" (3.81m x 3.15m)

Continuous wood laminate flooring, radiator, double casements doors to the rear garden.

### KITCHEN 10' 7" x 5' 9" (3.22m x 1.75m)

Continuous wood laminate flooring, a range of high and low level units with painted cream door and drawer fronts with complimenting wood block effect working surfaces, metro tiled splashbacks and upstand, stainless steel sink with mixer tap and drainer, integrated HotPoint oven and grill with four burner gas hob and extractor hood above. Space for

under counter fridge, plumbing for washing machine, two windows to side, low voltage recessed lighting.

## ON THE FIRST FLOOR

### LANDING

Access to roof space.

### BEDROOM 1 12' 7" x 10' 9" (3.83m x 3.27m)

Window to front, radiator.

### BEDROOM 2 10' 7" x 9' 6" (3.22m x 2.89m)

Window to rear, radiator, walk in wardrobe / storage space.

### BATHROOM 10' 6" x 5' 7" (3.20m x 1.70m)

White suite with chrome fittings, wood laminate flooring, low level WC, wash hand basin with mixer tap, double ended panelled bath with mixer tap, shower over, fully tiled splashbacks and glass screen, built-in cupboard housing gas fired Worcester combination boiler, chromium plated heated towel rail, partly tiled walls and window to side.

## OUTSIDE

The front of the property has iron railing boundaries, concrete pathway to entrance door and paved area. The rear garden has a concrete patio adjacent to the house, lawned area with mature trees including Acer and shrubs, timber garden shed, garden store room, fully fenced boundaries, outside tap and measures 35ft.

### Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, taking the sixth turning on the right hand side into John Street. At the end of the road turn left into Peel Street.



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