



**Guide Price**  
**£250,000**

**Freehold**

3x  1x  2x 

**Melville Road,  
Maidstone, Kent ME15**

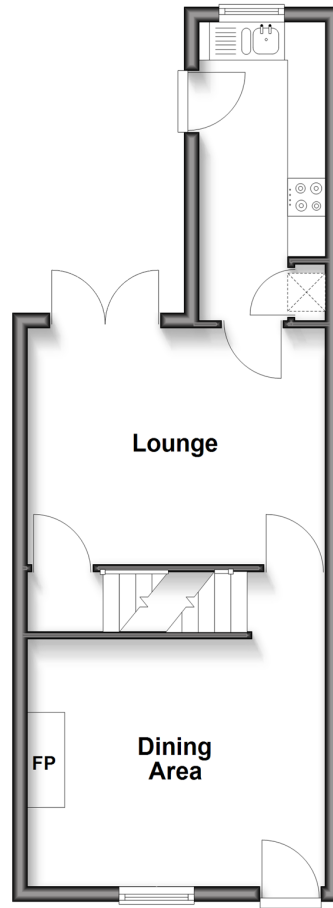
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

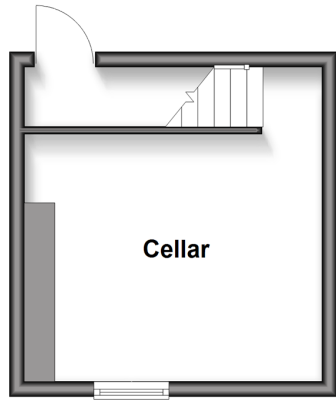
### Split Level Ground Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



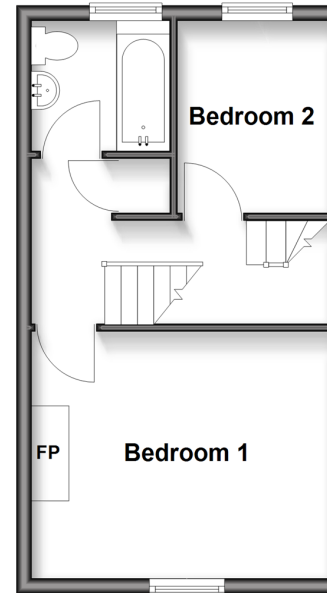
### Basement

Approx. 16.4 sq. metres (176.5 sq. feet)



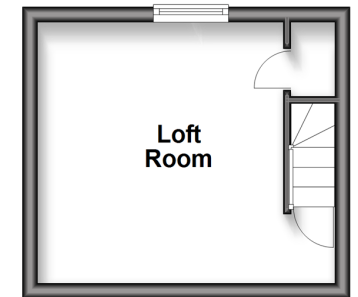
### First Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



### Second Floor

Approx. 13.6 sq. metres (146.7 sq. feet)



## Accommodation

### SPLIT-LEVEL ROUND FLOOR

Dining Area: 12'9 x 10'7 (3.89m x 3.23m)

Lounge: 13'0 x 10'5 (3.97m x 3.18m)

Kitchen: 13'4 x 5'5 (4.07m x 1.65m)

### BASEMENT

Cellar

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 10'6 (3.99m x 3.20m)

Bedroom 2: 9'0 x 6'9 (2.75m x 2.06m)

Bathroom

### SECOND FLOOR

Landing

Loft Room: 12'6 x 11'5 (3.81m x 3.48m)

### OUTSIDE

Rear Garden

Front Garden



## Main features

- Immaculately presented with modern decor throughout
- Versatile loft room
- Perfect for first time buyers and investors alike
- Spacious throughout with room to entertain family and friends
- Walking distance to local schools, shops and amenities



### Nearest Schools

Primary Schools: Archbishop Courtenay Primary 0.2 miles, South Borough Primary 0.3 miles, East Borough Primary 0.5 miles

Secondary Schools: Maidstone Grammar School 0.2 miles



### Transport Information

Train Stations: Maidstone West 0.5 miles, Maidstone East 0.7 miles, Maidstone Barracks 0.8 miles



### Address

Melville Road, Maidstone, Kent ME15



### Directions

For directions to this property please contact us.





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Call Maidstone Branch 01622 683737 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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