

Montague Cottage

Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3JA



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



NO CHAIN £310,000

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VACANT AND NO CHAIN:

A renovation and/or extension opportunity on a two bedroom semi detached bungalow with large garden. Planning permission has been granted to extend this 710sqft derelict two bedroom semi detached bungalow up to 932sqft.

Situated on the outskirts of Maidstone, Sutton Valence is a picturesque village that combines rural charm with excellent connectivity. Renowned for its outstanding schools, most notably the prestigious Sutton Valence School, the village is a highly sought-after location for families.

The existing property comprises:

- * 16'3" x 13'11" Lounge diner
- * 9'10 x 5'9" Kitchen
- * 9'10" x 9'10" L shaped utility room
- * 13'11" x 11'2" Master Bedroom
- * 13'11" x 9'2" Second Bedroom
- * 9'10" x 4'3" Shower room

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

NEIGHBOURING OPPORTUNITY:

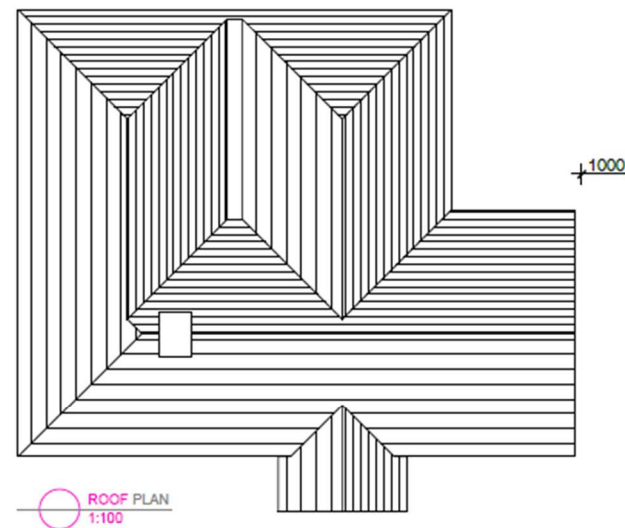
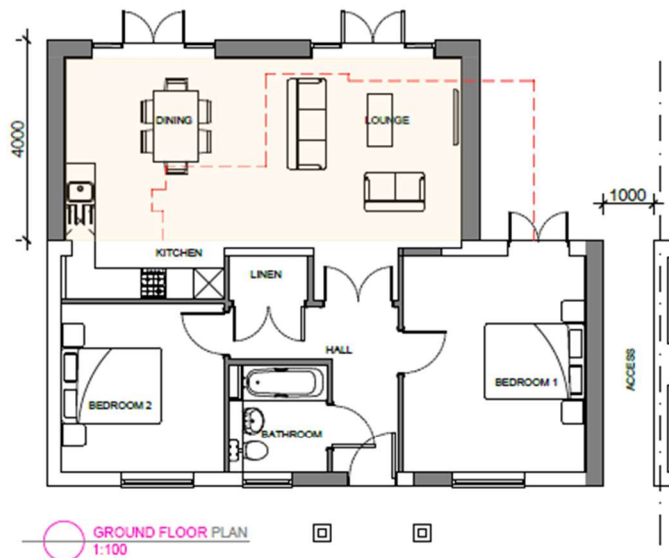
The neighbouring semi detached bungalow, Forum Cottage, is also available to be purchased either on its own or as the pair.



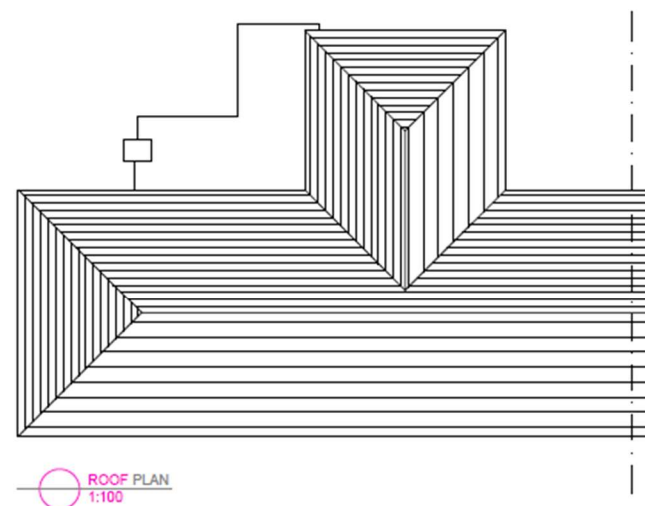
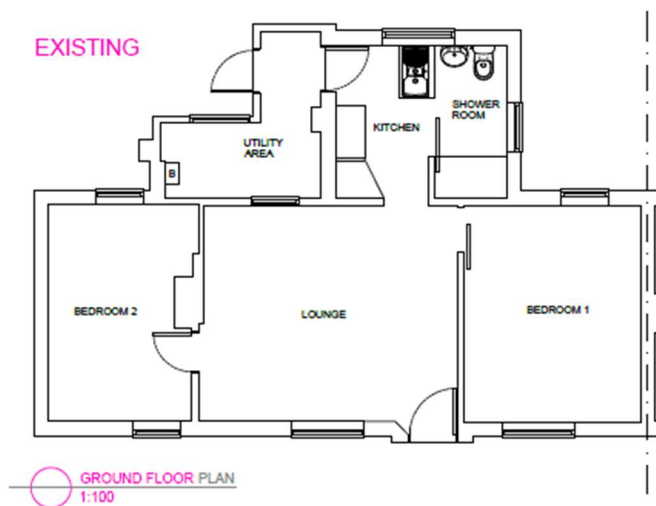
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PROPOSED

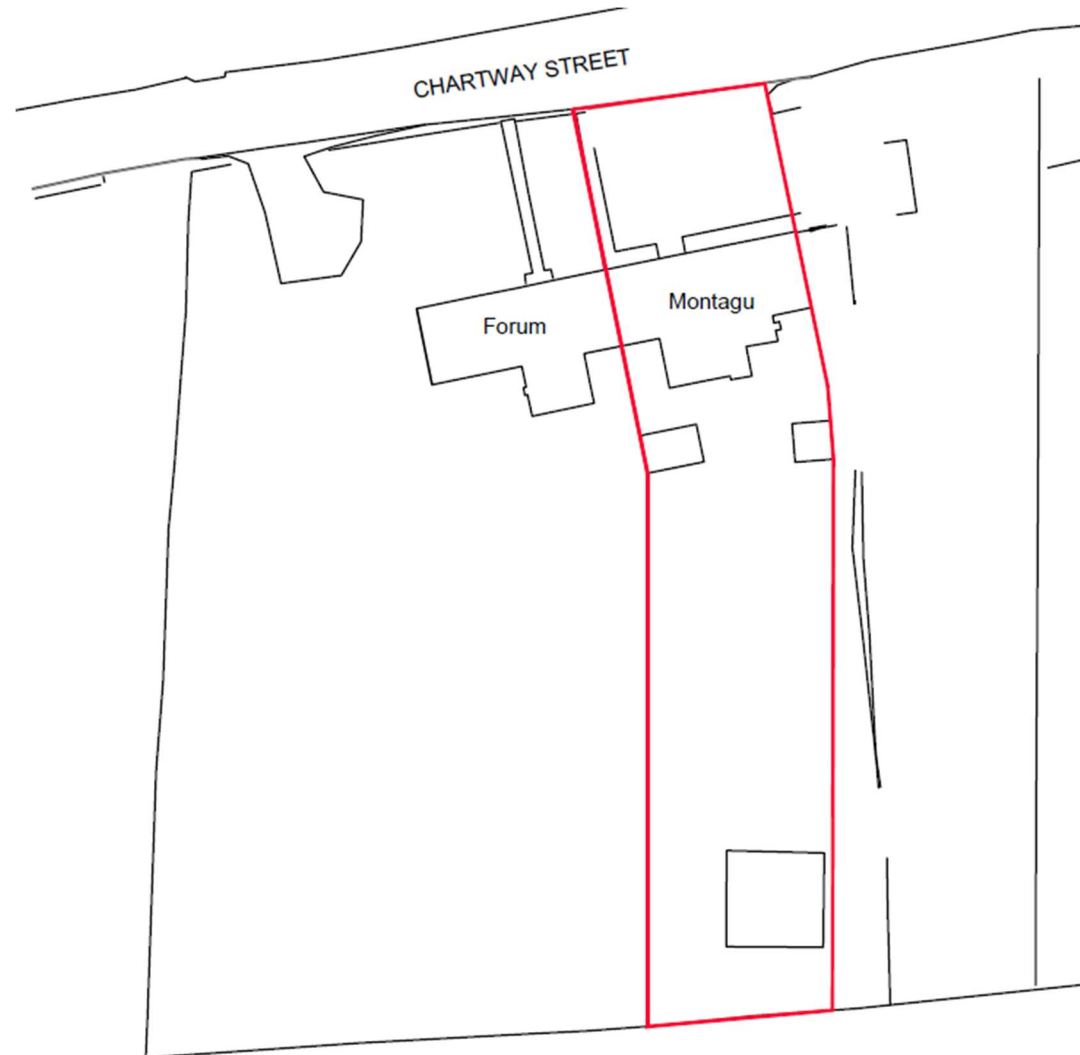


EXISTING



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NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.