

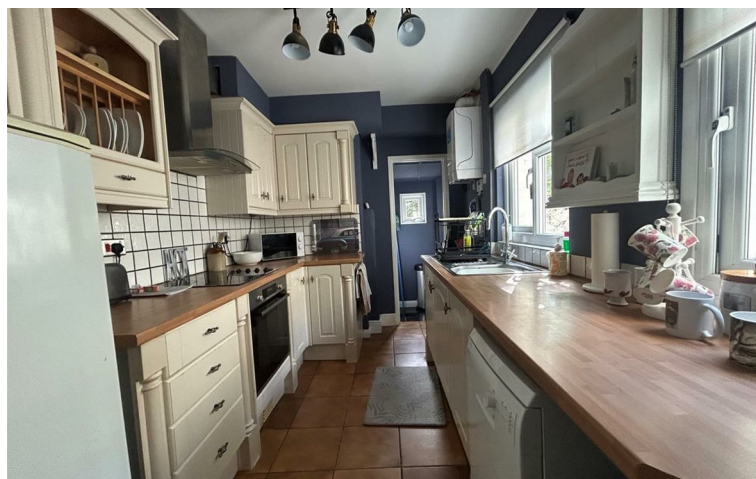


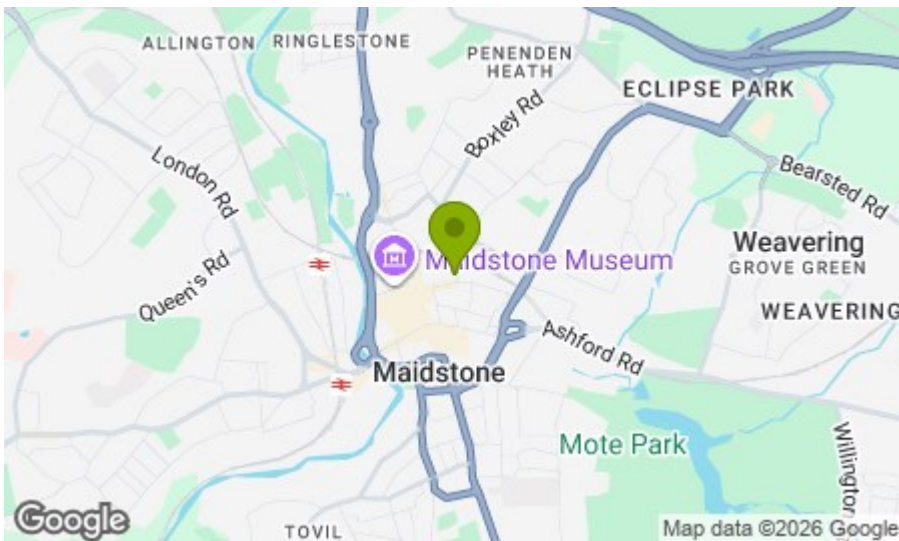
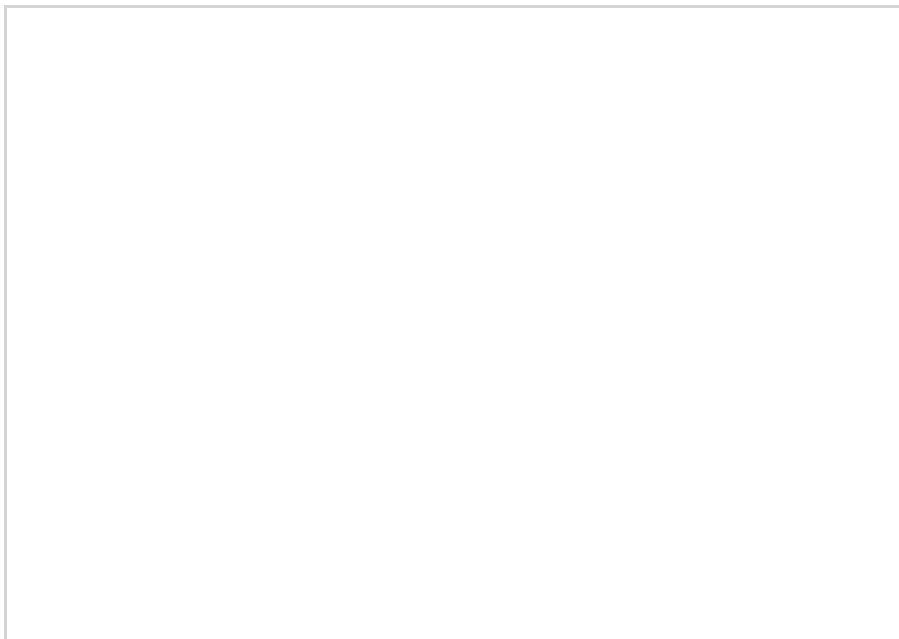
80 Wheeler Street, Maidstone, ME14 1UB  
£1,500 PCM

Now available to let, fully furnished or part furnished. \* Town centre location, 5 mins walk to Fremilins' Walk & the cafe's & restaurants of Earl St. \* 4 minutes' walk to Maidstone East Station. \* Spacious Victorian character property. \* Fully alarmed. \* Pretty courtyard garden

This is a well presented two bed terraced property. The property comprises ground floor lounge & dining room with wood floors & French windows opening onto a neat, courtyard garden with well established flower beds, small lawn & shed. The kitchen is fully fitted & equipped with all appliances including a dishwasher. There is a small cloakroom to the rear of the kitchen. The large cellar is a fully fitted utility room with washing machine, tumble dryer, freezer & breakfast area. There are two double bedrooms to the first floor & large family bathroom with shower over.

Private secure garage parking available at additional cost (Private lease through landlord) £70 PER MONTH





### Viewing

Strictly by arrangement with the Agent's Coxheath Office:  
 1A Hamilton House, Heath Road, Maidstone, Kent, ME17 4DF  
 T: 01622 620260

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         | <b>85</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>56</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         | <b>G</b>                |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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Coxheath Office, 1A Hamilton House, Heath Road, Maidstone, Kent, ME17 4DF  
 T: 01622 620260  
 E: [lettings@page-wells.co.uk](mailto:lettings@page-wells.co.uk)  
[page-wells.co.uk](http://page-wells.co.uk)