



Postley Road, Maidstone, Kent, ME15 6TR
Offers In The Region Of £350,000



The property is situated in a prominent setting close to Maidstone town centre. The county town provides a wonderful range of shopping, educational and social facilities, together with two mainline stations.

The property comprises a substantial three bedroom end of terrace family house which requires some internal refurbishment. The property, which enjoys mellowed brick elevations under a tiled roof, benefits from gas fired central heating, double glazing and there is excellent parking available with the property. **NO FORWARD CHAIN.** An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: D. Council Tax Band: C.



ACCOMMODATION

Ground Floor:

Double glazed double entrance doors to ...

Entrance Porch

Part glazed door to ...

Entrance Hall

Staircase to first floor. Steps to cellar. Built-in cupboard.

Reception Room/Bedroom Four

Double glazed bay window to front elevation. The room at present includes a small wet room with Mira shower unit. Low level WC. Set in the room is a pedestal wash hand basin.

Reception Room

Triple aspect room with double glazed windows to front, rear and side elevations.

Kitchen

Range of work surfaces with cupboards, drawers and space beneath. Single drainer sink unit with cupboards under. Range of wall cupboards. Walk-in pantry. Double glazed window to rear elevation. Double glazed door to rear garden.

Cellar 18'8 x 12'7 (5.69m x 3.84m)

Window to front elevation. Gas and electric meters.

First Floor:

Landing

Bedroom One

Double glazed bay window to front elevation. Built-in wardrobe cupboard. Original fireplace.

Bedroom Two

Double aspect room with double glazed windows to front and rear elevations. Built-in wardrobe cupboards. Pedestal wash hand basin. Original fireplace.

Bedroom Three

Double glazed window to rear elevation.

Shower Room

Shower cubicle with thermostatically controlled shower. Low level WC. Wash hand basin in vanity unit with cupboards under. Double glazed window to front elevation.

EXTERNALLY


The FRONT GARDEN has low brick walling with an area of shingled garden. There is a considerable area to the side of the house providing parking for 3-4 cars with brick paviour and further shingle. The side gate leads to the REAR GARDEN which is a good length (narrowing) but enjoying extensive patio area behind the house leading onto an area of lawn with several mature trees including Yew and Holly.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

DIRECTIONS

Entering Maidstone on the Loose Road. Continue into Sheals Crescent before turning left into Postley Road, where the house will be found immediately on the right hand side.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

APPROX. 50.8 SQ. METRES (546.6 SQ. FEET)



FIRST FLOOR

APPROX. 51.4 SQ. METRES (553.2 SQ. FEET)



TOTAL AREA: APPROX. 102.2 SQ. METRES (1099.8 SQ. FEET)

