



Matterdale Gardens, Barming, Maidstone, , ME16 9HW

Price £325,000



**** SOUGHT AFTER RETIREMENT DEVELOPMENT ** GARAGE AND VISITOR PARKING ** POPULAR BARMING LOCATION ** NO FORWARD CHAIN ** WELL PRESENTED THROUGHOUT ** GROUND FLOOR SHOWER ROOM/WC AND FIRST FLOOR BATHROOM ** THREE BEDROOMS ** CONSERVATORY ** STAIRLIFT ****

Page & Wells are delighted to bring to the market this well-presented three bedroom terraced retirement property situated on this small select development on the periphery of Barming. The development has it's own clubhouse and 24 hour emergency pull cord system within the property. There is a Post Office/mini-market and The Bull pub/restaurant opposite the development. The ground floor comprises an entrance hall with stairlift, spacious lounge, separate dining room, kitchen, shower room/wc and conservatory. On the first floor, there are three bedrooms, together with a bathroom. There is a low maintenance garden to the rear, garage and visitor parking available. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Leasehold. EPC Rating: D. Council Tax Band: E.



KEY FEATURES

- Three bedrooms
- First floor bathroom
- Ground floor WC/shower Room
- Age restriction
- Two reception rooms & conservatory
- Low maintenance rear garden
- Garage
- No forward chain

ACCOMMODATION

Ground Floor:

Entrance Hall

Lounge

Dining Room

Kitchen

Conservatory

Shower Room

First Floor:

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

EXTERNALLY

There is a pleasant low maintenance rear garden and a garage situated close by.

LEASE DETAILS

We understand that a 125-year lease was granted in 1993. Service charge to be confirmed by client.

VIEWING

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.5 sq. feet)

