



**Bower Street, Maidstone, Kent, ME16 8SD**

**Guide Price £235,000 - £260,000**



**\*\* GUIDE PRICE £235,000 - £250,000 \*\* A SPACIOUS AND WELL-PRESENTED TWO BEDROOM TERRACED HOME WITH NO FORWARD CHAIN IMPLICATIONS, LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE \*\***

Page & Wells are delighted to bring to the market this vacant two bedroom home with the ground floor accommodation featuring a spacious lounge, separate dining room and kitchen. There is a useful cellar on the lower ground floor. The first floor offers two bedrooms and a bathroom. There is a pleasant low maintenance garden to the rear and on road parking facilities (permits required). The property is well-placed for Maidstone West railway station and the town centre is a short walk away. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: B.



## KEY FEATURES

- No forward chain
- Two bedrooms
- Useful cellar
- Two reception rooms
- Pleasant low maintenance garden
- Convenient location

## ACCOMMODATION

### Ground Floor:

Lounge 11'2 x 10'10 (3.40m x 3.30m)

Dining Room 11' x 10'9 (3.35m x 3.28m)

Kitchen 9'4 x 5'9 (2.84m x 1.75m)

### Lower Ground Floor:

### Useful Cellar

### First Floor:

Bedroom One 11'3 x 11' (3.43m x 3.35m)

Bedroom Two 11'2 x 7'6 (3.40m x 2.29m)

### Bathroom


## EXTERNALLY

There is a pleasant low maintenance garden to the rear and permit parking is available on the road.

## VIEWING

Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703  
Email [maidstone@page-wells.co.uk](mailto:maidstone@page-wells.co.uk)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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GROSS INTERNAL AREA  
 FLOOR 1: 184 sq. ft, FLOOR 2: 365 sq. ft  
 FLOOR 3: 367 sq. ft, TOTAL: 916 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

