



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

56 Victoria Street
Maidstone, Kent, ME16 8JA

£280,000

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A renovated and beautifully presented two double bedroom Victorian terrace family home located in a quiet and well sought after cul-de-sac just a half a mile walk from the shops and amenities of central Maidstone. Set over three floors, including a tanked basement entertainment area, this light and spacious house comprises:

- * Entrance Hall
 - * (12'11" x 8'2") Lounge
 - * (10'11" x 9'10") Dining Room
 - * (8'10" x 6'7") Kitchen with pantry cupboard and rear garden access
 - * Utility room with W.C.
 - * (10'3" x 10'2") Tanked and well presented basement
 - * (11'3" x 11'1") Master Bedroom
 - * (10'11" x 9'9") Second Bedroom, with door to
 - * Modern family shower room
 - * (67'3" x 12'4") Enclosed rear garden with terrace and lawn areas
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- * FREEHOLD
 - * EPC: D
 - * COUNCIL TAX: C, Maidstone
 - * NOTES:
 - Gas heating via radiators
 - Double glazed
 - Mains water, power and drainage
 - Potential for off road parking, neighbouring precedence set

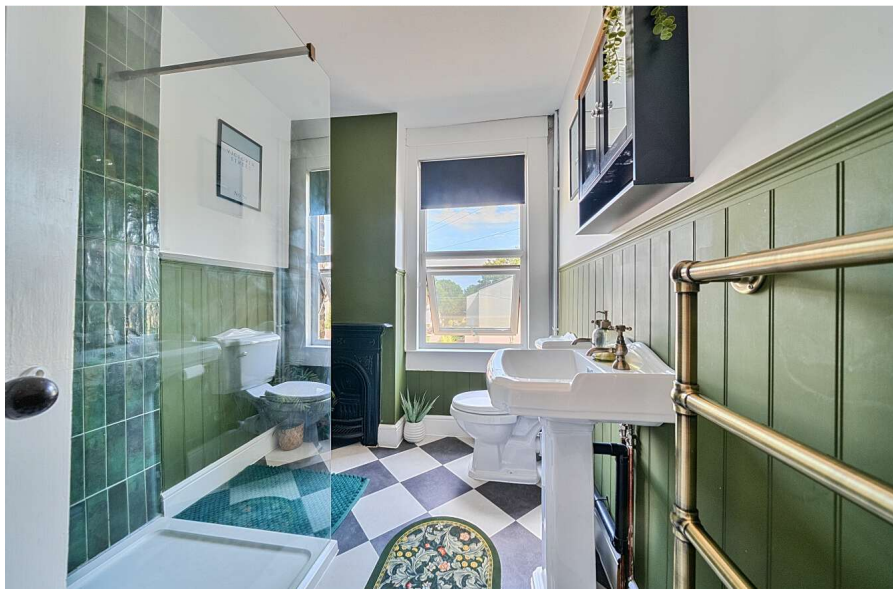


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Floorplan and Dimensions

Victoria Street, Maidstone, ME16

Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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