



Hardy Street, Maidstone, Kent, ME14 2SH

Price £279,500



The property is situated in a quiet residential road on the northern outskirts of Maidstone. The county town provides a wide range of shopping, educational and social facilities, together with two mainline stations. There is good access away from the property to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a beautifully presented and deceptively spacious two bedroom family home, with the house enjoying brick and rendered elevations under a tiled roof. The house also has the benefit of gas fired central heating and replacement double glazing. An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: D. Council Tax Band: B.



ACCOMMODATION

Ground Floor:

Entrance door to ...

Sitting Room

Double glazed bay window to front elevation. Original cast iron fireplace. Three wall light points. Staircase to first floor.

Dining Room

Double glazed door to garden. Sealed open fireplace. Pine fronted cupboards. Access to ...

Kitchen

Double aspect with a range of work surfaces having cupboards, drawers and space beneath. Inset one and a half bowl sink unit with cupboard under. Range of wall cupboards. Beko fridge and freezer. Belling oven and 4-ring gas hob. Wine rack.

First Floor:

Landing

Access to insulated roof space with boarding, electric light and loft ladder.

Bedroom One

Double glazed window to front elevation. Original cast iron fireplace. Built-in cupboard.

Bedroom Two

Double glazed window to rear elevation. Original cast iron fireplace. Built-in cupboard.

Spacious Bathroom


Panelled bath. Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Part tiled walls. Double glazed window to rear elevation.

EXTERNALLY

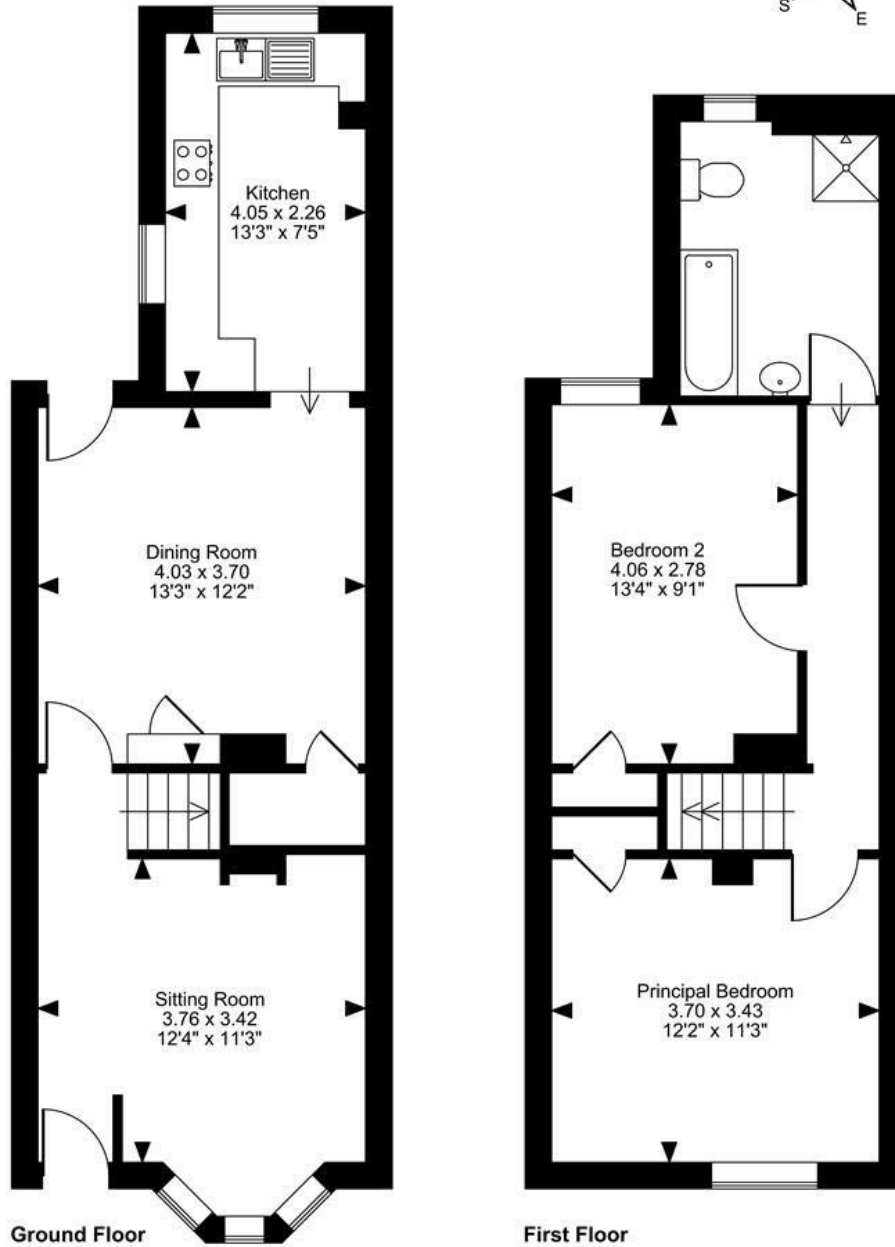
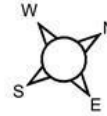
Walled boundary with wrought iron gate opening to a small courtyard garden to the front. Garden to the rear has been paved with slate shingle interspersed with a variety of shrubs and plants. Set in the garden is a shed. Rear pedestrian access.

VIEWING

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Hardy Street, Maidstone, Kent
Approximate Gross Internal Area
861 Sq Ft/80 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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