



**Whitmore Street, Maidstone, Kent, ME16 8JU**

**Guide Price £250,000 - £260,000**



**\*\* GUIDE PRICE £250,000 - £260,000 \*\* A BEAUTIFULLY PRESENTED TWO BEDROOM VICTORIAN TERRACED HOME SITUATED IN A POPULAR RESIDENTIAL LOCATION \*\***

Page & Wells are delighted to bring to the market this exceptional home, presented to the highest of standards, which features a spacious sitting room with feature fireplace, separate dining room and a modern kitchen. There is a useful cellar on the lower ground floor. The first floor offers two bedrooms, with a bathroom located off the rear bedroom. There is a low maintenance garden to the rear with summerhouse. There is on-road parking in the immediate area available on a first come, first serve basis. The property is conveniently placed for Maidstone West railway station, the town centre and various local amenities. In the Agent's opinion, this property would make an ideal first time purchase and an internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: B.



### KEY FEATURES

- Beautifully presented
- Two reception rooms
- Modern kitchen and bathroom
- Useful cellar
- Low maintenance rear garden with summerhouse
- Ideal first time purchase

### ACCOMMODATION

Ground Floor:

Sitting Room

Dining Room

Kitchen

Lower Ground Floor:

Useful Cellar

First Floor:

Bedroom One

Bedroom Two

Door to ...

Bathroom

### EXTERNALLY

There is a pleasant low maintenance garden to the rear with summerhouse and shed.

### VIEWING

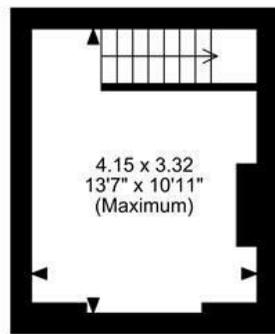
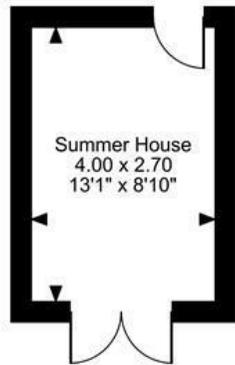
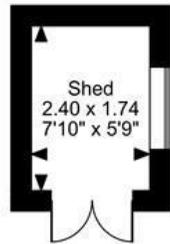
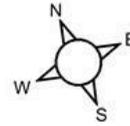
Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB.  
Tel: 01622 756703.

### Energy Efficiency Rating

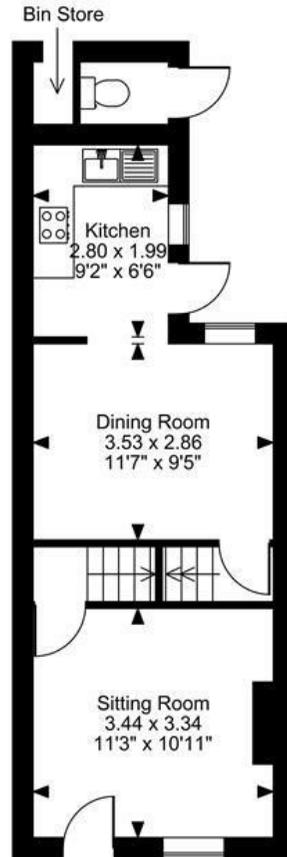
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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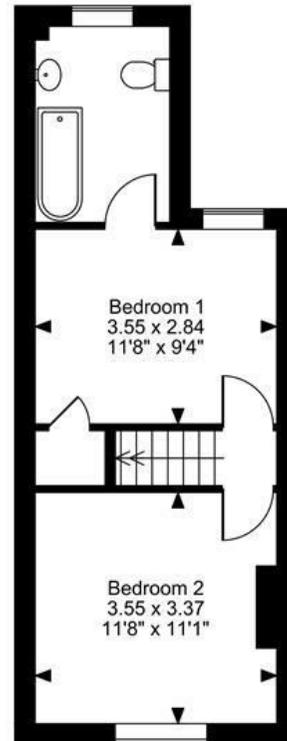
**Whitmore Street, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 819 Sq Ft/76 Sq M**  
**Shed & Summer House = 161 Sq Ft/15 Sq M**  
**Quoted Area Excludes 'External Bin Store'**  
**Total = 980 Sq Ft/91 Sq M**



**Cellar**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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