



65 Melville Road
Maidstone
ME15 7UR
OIRO £250,000

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Melville Road
Maidstone
ME15 7UR**



Description

Spacious mid Victorian terraced town house, well established position on the southern outskirts of the Town centre. Arranged over three floors measuring to in excess of 1,000 sq ft with gas central heating, double glazing, lounge, dining room, fitted kitchen, bathroom, three bedrooms and a compact low maintenance rear garden. This property would be ideal for first time buyers and investors alike and is being sold with no forward chain. Agents note: It is considered that this property would achieve £1400 per calendar month. The photographs being advertised were taken prior to the property being Let.

Agents note: The photographs marked "Virtual Staging" have been created using AI technology and are not displaying a true representation.

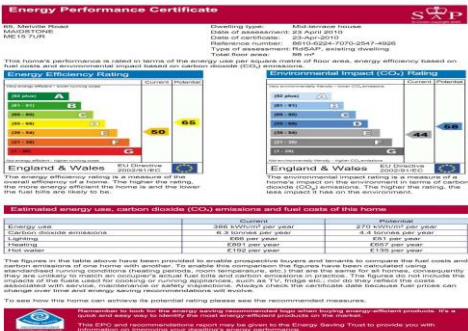
Location

Melville Road is located in the central and convenient position within a quarter of a mile of the centre. The County town boasts some excellent selection of amenities, which include two museums, theatre, multi-screen cinema, excellent shopping facilities at the Mall and Fremfins Walk and wide selection of schools for all ages. Mote Park is also close by and has 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. There are also two mainline railway stations in the town with direct links to London.

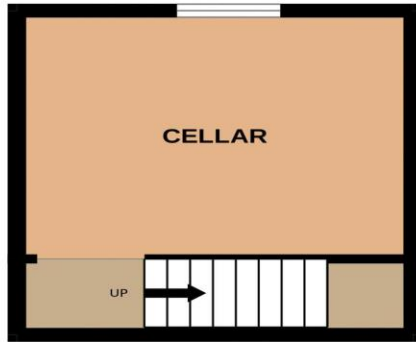
Council Tax Band
C

VIEWINGS STRICTLY BY
APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



BASEMENT
174 sq.ft. (16.1 sq.m.) approx.



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE HALL

Radiator. Plaster medallion.

LOUNGE 11' 4" x 9' 8" (3.45m x 2.94m)

Fireplace. UPVC multi-pane window to front affording a western aspect. Radiator. Picture rail.

DINING ROOM 12' 7" x 11' 1" (3.83m x 3.38m)

Fireplace. UPVC window overlooking rear garden affording an eastern aspect. Double radiator. Built-in storage cupboard. Door and staircase to lower ground floor.

KITCHEN 9' 4" x 8' 0" (2.84m x 2.44m)

White gloss door and drawer fronts with complimenting wood block effect working surfaces, comprising; Inset stainless steel sink unit, Beko four burner gas hob with oven beneath and extractor hood above. Plumbing for automatic washing machine. Tiled splashbacks, brick laid ceramics, UPVC window to side, vinyl flooring.

REAR LOBBY

Half glazed door to garden. Vinyl flooring. Radiator.

BATHROOM

White suite with chromium plated fittings comprising; panelled bath with mixer tap and shower attachment, glass screen, wash hand basin, low level WC. Double radiator. Fully tiled walls with decorative mosaic border. UPVC window to rear affording an eastern aspect.

ON THE LOWER GROUND FLOOR

USEFUL CELLAR 12' 7" x 10' 7" (3.83m x 3.22m)

UPVC sub-floor window to front. Radiator. Built-in meters cupboard. Potterton gas fired boiler supplying central heating and domestic hot water.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 12' 7" x 10' 7" (3.83m x 3.22m)

Original fireplace, double radiator, UPVC multi-pane window to front affording a western aspect.

BEDROOM 2 12' 8" x 11' 4" (3.86m x 3.45m)

Double radiator. UPVC window to rear. Door to :

BEDROOM 3 12' 6" x 7' 8" (3.81m x 2.34m)

Double radiator. UPVC window to rear affording an eastern aspect.

OUTSIDE

FRONT: small front garden with coloured shingle, on-street parking REAR: Extending to 25ft, fully fenced and laid to lawn.

Directions

From Maidstone leave via Stone Street taking the first turning on the left into Brunswick Street East and Melville Road will be found at the end of the road. The property will be found a short distance along on the left hand side as indicated by our signboard.



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