



Connells

Kingsley Road
MAIDSTONE



Property Description

This charming period property offers a rare blend of character, space, and convenience, ideally located within walking distance of Maidstone town centre and its excellent transport links.

Spread across four well-planned floors, the home welcomes you with generous proportions and a natural flow perfect for family living. The heart of the property is the dining room, which opens directly onto the garden—ideal for entertaining in warmer months. A standout feature is the versatile basement, perfect as a home office, gym, or hobby room.

Upstairs, you'll find two comfortable bedrooms, while the loft has been cleverly converted into a spacious third bedroom—ideal as a private retreat or teenager's suite.

To the front, the property boasts an attractive front garden, adding extra charm to its already impressive offering. With no onward chain, this is a fantastic opportunity for families or buyers seeking a spacious home with period charm close to local amenities and schools.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-fundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment

of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Lounge

12' 7" x 11' 9" (3.84m x 3.58m)

Kitchen

12' 9" Max x 11' 9" Max (3.89m Max x 3.58m Max)

First Floor

Bedroom One

13' 6" x 11' 8" (4.11m x 3.56m)

Bedroom Two

12' x 6' 4" (3.66m x 1.93m)

Bathroom

Second Floor

Bedroom Three

14' Max x 12' Max (4.27m Max x 3.66m Max)

Restricted head height

Lower Floor

Basement

Front Garden

Rear Garden

Agents Note

We have been unable to verify if Planning Permission has been provided for previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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30 King Street
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MAI408315



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: MAI408315 - 0011