

RADFORDS

ESTATE AGENTS

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**24 FOSTER STREET
MAIDSTONE
KENT
ME15 6NH
PRICE £295,000 FREEHOLD**



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24 FOSTER STREET, MAIDSTONE, KENT, ME15 6NH

A WELL PRESENTED AND UPDATED MID-TERRACED PROPERTY WITHIN EASY WALKING DISTANCE OF MAIDSTONE TOWN CENTRE

ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN, CELLAR, LANDING, THREE BEDROOMS, SHOWER ROOM, GARDEN TO REAR, OUTSIDE WC

VIEWINGS

Strictly by appointment with the Agent as above.

DESCRIPTION

An ideal opportunity to acquire a refurbished mid-terraced property ideal for the first time buyers first home with the benefit of full-gas fired central heating and replacement double glazing. Recently redecorated throughout with recently laid carpeting. The property offers excellent value for money and an internal inspection is highly recommended.

LOCATION

Situated in a central Maidstone location, the property benefits from easy access to a wide range of local amenities, including retail outlets, cafés, restaurants, and public houses. The area is well connected, with the nearby train station within walking distance, making commuting straightforward. A selection of highly regarded schools can also be found close by



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ENTRANCE HALL

Approached through replacement front door leading to:

HALLWAY

Wood laminate flooring. Radiator. Door opening through to:

LIVING ROOM

11'1" x 10'10". Double glazed bay window to front. Wood laminate flooring. Radiator. Fitted wall lights. Feature brick fireplace and hearth.

DINING ROOM

11'8" x 11'7". Replacement double glazed window to rear. Wood laminate flooring. Radiator. Brick open fireplace with hearth.

KITCHEN

11'8" x 7'10". Replacement double glazed window to side and replacement door opening to rear. Wood laminate flooring. Fitted with range of base and eye level units with inset stainless steel single drainer sink unit with monobloc tap. Integrated oven, hob and extractor. Space and plumbing for automatic washing machine. Gas-fired boiler serving domestic hot water and central heating. Radiator. Door off to:

DRY CELLAR

12'10" x 11'8". Fitted radiator.

STAIRCASE

Fitted carpeting leading to:

FIRST FLOOR LANDING

Double storage cupboard.

BEDROOM 1

14'3" x 11'2". Double glazed window to front with fitted curtains. Fitted carpeting. Radiator.

BEDROOM 2

11'1" x 8'9". Replacement double glazed window to rear with fitted curtains. Fitted carpeting.

SHOWER ROOM

WC. Hand wash basin. Shower cubicle. Tiled splashbacks. Chrome heated towel rail.

BEDROOM 3

7'10" x 6'4". Double glazed replacement window to rear. Fitted carpeting. Radiator.

OUTSIDE

The property enjoys an area of frontage. To the rear is an area of fenced in garden. Outside WC.

COUNCIL TAX

Maidstone Borough Council Tax Band B

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MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

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