



17 North Street
Barming, Maidstone
ME16 9HE
Asking Price £295,000

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Description

A well-presented two-bedroom Victorian mid-terraced home, semi-rural position in the sought after Barming area, offering convenient access to local amenities, reputable schools, and excellent transport links into Maidstone town centre.

The accommodation comprises a characterful lounge featuring wooden flooring and an exposed brick fireplace, a fitted kitchen with door opening onto the rear garden, a useful utility area, and a ground floor bathroom. To the first floor are two generously sized bedrooms.

Externally, the property benefits from a west-facing rear garden extending to approximately 75 ft, with two paved patio areas, a lawned section, two timber sheds, and fully fenced boundaries.

Ideally positioned within easy reach of Barming railway station, Maidstone Hospital, and the M20 motorway, the home combines the charm of village living with superb commuter connections. The property is offered for sale with no forward chain.

Agents note: It is considered that the property would achieve £1,250 per calendar month as a monthly rental.

Location

Situated in this fine non estate position on the western outskirts of the town in the favoured Barming area, backing onto orchards at the rear with stunning views over the river and east Farleigh and beyond. Barming has a selection of shops on the Tonbridge Road which provide for everyday needs with chemist, doctors surgery, selection of local infant and junior school with a wider selection of schools for older children in and around the town centre, which is approximately 1 and quarter miles. Fremlins walk shopping area provides a more comprehensive selection of shops with two railway stations in the town and further railway station in Barming all connected to London to Victoria and Charing Cross. There are two museums, theatre, county library and multi screen cinema. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports. The property is within a quarter of a mile of the river and there are many attractive walks along the tow path.

Council Tax Band

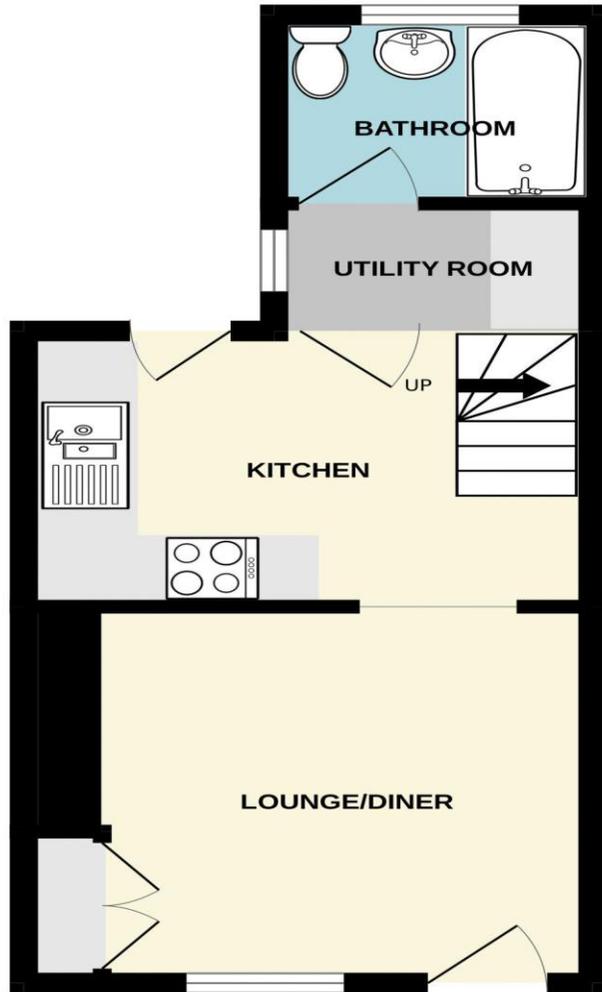
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VIEWINGS STRICTLY BY APPOINTMENT

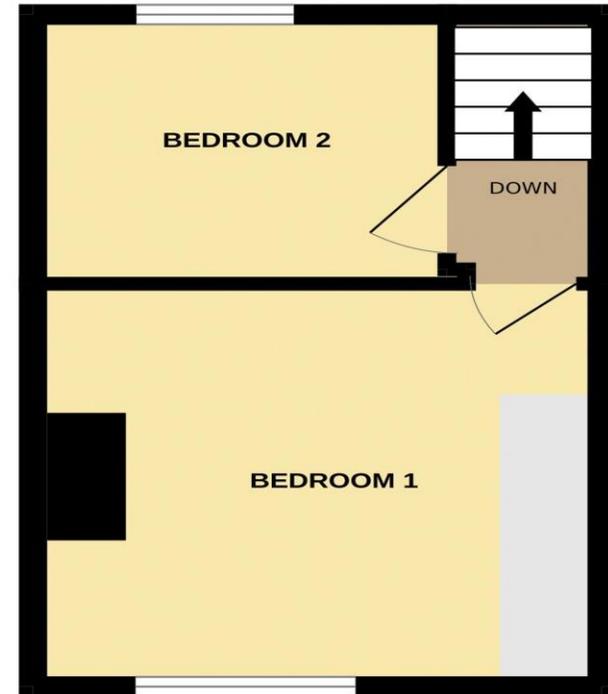
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.

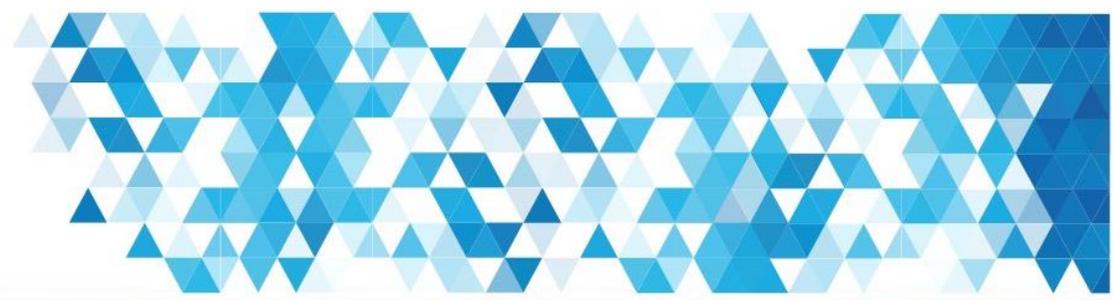


1ST FLOOR
222 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 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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LOUNGE 11' 11" x 10' 9" (3.63m x 3.27m)

A uPVC entrance door with a glazed panel opens into the room, featuring stripped pine wooden floorboards and a front-facing window fitted with elegant French shutters. An exposed brick fireplace with a concrete hearth creates a charming focal point, complemented by a built-in oak fireside storage cupboard with black ironmongery, and a radiator.

KITCHEN 7' 11" x 11' 11" (2.41m x 3.63m)

A comprehensively fitted kitchen featuring wood-effect, white-painted door and drawer fronts with chrome fittings, complemented by woodblock-style work surfaces. Integrated appliances include a Logik oven with a four-burner induction hob and extractor hood above. There is a stainless steel one-and-a-half bowl sink with mixer tap and drainer, tiled splashbacks, and a cupboard housing the Worcester boiler. Additional features include space for a fridge freezer, a glazed single casement door and side windows to the rear garden, natural slate tiled flooring, low-voltage recessed lighting, and a staircase rising to the first floor.

UTILITY

Continuous natural slate tiled flooring runs throughout, complemented by a side-facing window. There is plumbing in place for a washing machine and low-voltage recessed lighting overhead.

BATHROOM 5' 4" x 6' 8" (1.62m x 2.03m)

A white suite with chrome fittings comprising a low-level WC, wash hand basin with mixer tap and vanity cupboards beneath, and a P-shaped panelled bath with shower over and curved glass screen. The room features fully tiled walls with decorative chrome border trim, continuous natural slate tiled flooring, and a chromium-plated heated towel rail. Additional benefits include a rear-facing window, extractor fan, and low-voltage recessed lighting.

ON THE FIRST FLOOR

BEDROOM 1 11' 11" x 12' 3" (3.63m x 3.73m)

A front-facing window provides natural light, complemented by low-voltage recessed lighting and a radiator. Four-door wardrobes offer excellent storage, and there is access to the roof space.

BEDROOM 2 7' 11" x 9' 5" (2.41m x 2.87m)

A rear-facing window with a westerly aspect enjoys attractive views over open fields beyond, complemented by a radiator and low-voltage recessed lighting.

OUTSIDE

The rear garden enjoys a desirable west-facing aspect and extends to approximately 75 ft in length. Immediately adjoining the house is a paved patio area, leading onto a well-maintained lawn bordered by mature shrubs. A further paved seating area is positioned to the rear of the garden. Additional features include two timber sheds, fully fenced boundaries, an outside light, and an external water tap.

Directions

From Maidstone take the Tonbridge Road A26 follow the road, after approximately 1.5 miles turn right into North Street (opposite The Bull Public House) and the property will be found on the left hand side.



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