



Sutton Road, Maidstone, Kent, ME15 9AB

Price £330,000



A SPACIOUS OLDER STYLE THREE BEDROOM SEMI-DETACHED FAMILY HOME OFFERING GREAT POTENTIAL SITUATED IN A POPULAR RESIDENTIAL LOCATION. NO FORWARD CHAIN.

Page & Wells are delighted to bring to the market this exceptionally spacious three bedroom home with a large garden. The ground floor accommodation features two separate reception rooms, entrance hall and kitchen. Whilst on the first floor there are three bedrooms, bathroom and separate WC. There is a driveway providing ample off road parking facilities and a good size garden to the rear. Whilst the property is in need of modernisation throughout, we feel this has been accounted for within a most realistic asking price. There are no forward chain implications and internal viewing is recommended. Contact: PAGE & WELLS King Street office 01622 756703.



PROPERTY INFORMATION

EPC rating: C
Council tax band: D
Tenure: freehold

KEY FEATURES

- > Three bedrooms
- > No forward chain
- > Large garden
- > Ample off road parking facilities
- > Two reception rooms
- > Popular location

ROOMS

GROUND FLOOR:

Entrance Hall

Lounge

Dining Room

Kitchen

FIRST FLOOR:

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Separate WC

EXTERNALLY:

There is a driveway providing ample off road parking facilities and a large garden to the rear.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

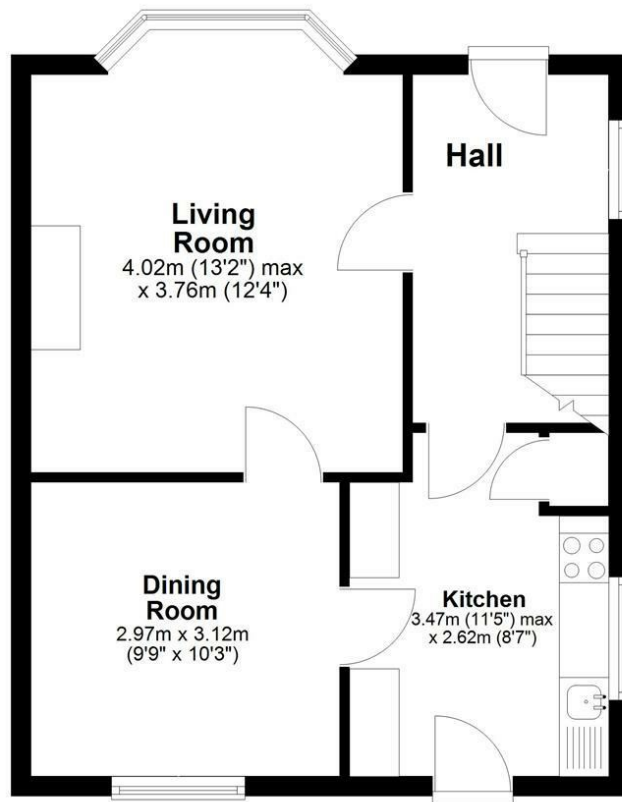
Email maidstone@page-wells.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Ground Floor



First Floor



Total area: approx. 83.1 sq. metres (894.7 sq. feet)

