

RADFORDS

ESTATE AGENTS

Village Houses

**No Onward
Chain**



**11 STERLING AVENUE
MAIDSTONE
KENT
ME16 0AY
£385,000 FREEHOLD**



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11 STERLING AVENUE, MAIDSTONE, KENT, ME16 0AY

A SPACIOUS , WELL PRESENTED AND RECENTLY REFURBISHED, IMMACULATE TWO BEDROOMED SEMI-DETACHED BUNGALOW IN A SOUGHT-AFTER AREA OF ALLINGTON

ENTRANCE HALL, SPACIOUS LIVING ROOM, REFITTED KITCHEN, TWO BEDROOMS, SHOWER ROOM, GARDENS, GARAGE AND CAR PARKING

VIEWINGS

Strictly by appointment with the Agent as above.

DESCRIPTION

This chain free and immaculate two bedroomed, semi-detached bungalow is situated in the highly desirable area of Allington. Externally the property benefits from a driveway with car parking for at least three to four cars. Gardens laid to lawn to the front and rear of the property. Internally the property is in immaculate condition with kitchen and shower room being refitted recently. An internal inspection is highly recommended.

The property is situated on a popular bus route directing into Maidstone Town Centre, the Mid Kent Shopping Centre provides a wide range of amenities, such as Hairdresser, Post Office, Supermarket, Beauticians and many more. Located within easy reach of Junction 5 of the M20, situated within walking distance from Maidstone Hospital as well Barming Train Station with a direct line into London. Allington has a preschool, primary schools and secondary schools all within walking distance.



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The accommodation with approximate dimensions comprises:

Replacement front door opening into:

ENTRANCE HALL

Wood laminate flooring. Panelled Radiator.

LIVING ROOM

17'1" x 10'11" Bay window to front with vertical blinds. Panelled Radiator. Fitted carpeting. Spotlights.

KITCHEN

10'11" x 10'1" Window to rear. Door to side.
Oak wood laminate flooring. Full range of base and eye level units with 1.5 bowl sink unit. Integrated dishwasher, fridge freezer and washing machine. AEG oven and ceramic induction hob with extractor hood over.

BEDROOM 1

14'0 x 9'11" Window to rear. Panelled radiator. Fitted carpeting. Wardrobe cupboard.

BEDROOM 2

9'11" x 8'4" Window to front. Panelled radiator. Fitted carpeting. Built in range of wardrobe cupboard/dresser units.

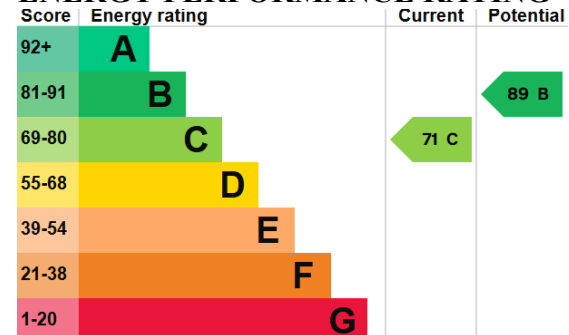
SHOWER ROOM

Two windows to side. Walk-in shower cubicle. Wash basin and vanity unit. WC. Chrome heated towel rail. Tiled flooring

OUTSIDE

Well maintained, good sized front garden with attractive hedging and bodacious boarders. Bricked driveway providing car parking for at least 4 cars with access to detached garage with electric operated, up & over door – light and power. To the rear of the property, is a paved area of patio and lawn with bodacious boarders. Refenced. Additional decking area with trellis work.

ENERGY PERFORMANCE RATING



EPC rating: c

COUNCIL TAX

Maidstone Borough Council Tax Band D

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.

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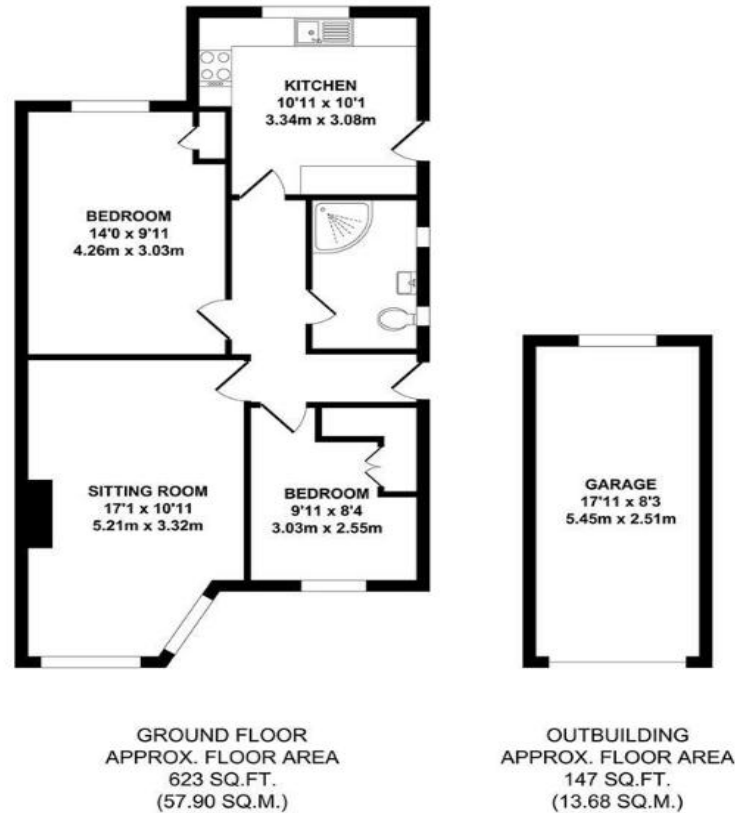


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FLOORPLANS



TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.58 SQ.M.)

DISCLAIMER

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