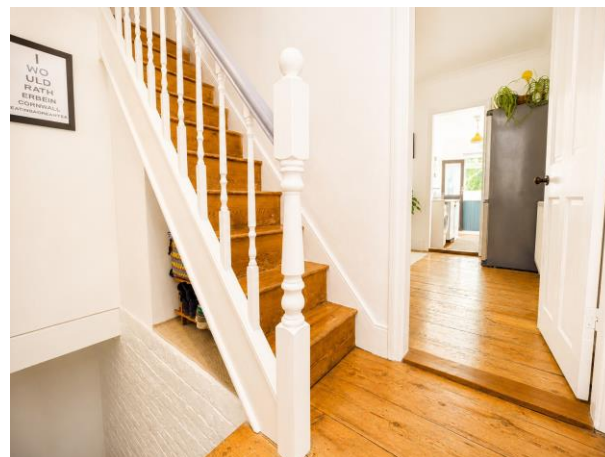




48 Bower Street  
Maidstone  
ME16 8SD

Offers in Excess of £325,000

48  
Bower Street  
Maidstone  
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## Description

Beautifully presented Victorian townhouse with a garage providing rear parking and an impressive 100ft rear garden. Situated in a quiet, well-established residential location on the western side of town, conveniently positioned within half a mile of the town centre.

Arranged over three floors and extending to over 1,000 sq ft, the property benefits from gas central heating and double glazing throughout. The accommodation includes two reception rooms, a kitchen overlooking the rear garden, three well-proportioned bedrooms, and a spacious bathroom.

Viewing is highly recommended.

## Location

Conveniently placed just off the Tonbridge Road with a selection of shops available locally and regular bus services into town centre, some 1/4 mile distant. The County town boasts an excellent selection of facilities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. There are excellent shopping facilities at the Mall and Fremlins Walk. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

C

## VIEWINGS STRICTLY BY APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

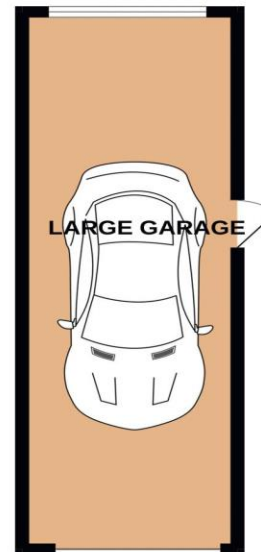
**BASEMENT**  
166 sq.ft. (15.5 sq.m.) approx.



**GROUND FLOOR**  
663 sq.ft. (61.6 sq.m.) approx.



**1ST FLOOR**  
417 sq.ft. (38.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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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## ON THE GROUND FLOOR

### ENTRANCE

Composite entrance door with glazed side panels and stylish chrome fittings opening into:

### LOUNGE 11' 2" x 12' 7" (3.40m x 3.83m)

Fireplace recess with fitted display shelving to either side, exposed floorboards, ceiling rose, double radiator, and a front-facing uPVC double glazed sash window enjoying a westerly aspect.

### INNER HALLWAY

Staircases rising to the first floor and descending to the lower ground floor, complemented by exposed floorboards and energy efficient recessed lighting.

### DINING ROOM 10' 7" x 12' 7" (3.22m x 3.83m)

Continuous exposed floorboards, feature fireplace recess with exposed natural brickwork and a Portuguese-style tiled hearth, double French doors opening onto the rear garden, and a generous understairs storage cupboard.

### KITCHEN 12' 2" x 6' 7" (3.71m x 2.01m)

Fitted with a comprehensive range of wall and base units featuring white painted door and drawer fronts, complemented by coordinating work surfaces. The kitchen also benefits from a dresser unit with glazed display cabinets, a Logik oven with four-burner gas hob and extractor hood above, plumbing for both a washing machine and dishwasher, and a stainless steel one-and-a-half bowl sink with mixer tap and drainer. Additional features include a wall-mounted Worcester gas-fired boiler, terracotta ceramic tiled flooring, tiled splashbacks, windows to the side and

rear, and a glazed door providing access to the rear garden.

## ON THE LOWER GROUND FLOOR

### BEDROOM 3 10' 1" x 11' 6" (3.07m x 3.50m)

Converted cellar room finished to a high standard, having been tanked, dry lined and insulated, with Building Regulations approval. Features include a double radiator, wood effect laminate flooring, a fire escape window to the front with a westerly aspect, and a characterful fireplace recess with exposed brickwork painted white.

## ON THE FIRST FLOOR

### LANDING

Half landing featuring exposed floorboards, a traditional timber balustrade, and radiator.

### BEDROOM 1 11' 4" x 12' 7" (3.45m x 3.83m)

Front-facing uPVC double glazed sash window enjoying a westerly aspect, radiator, feature fireplace recess with exposed natural brickwork, picture rail, and built-in wardrobes with sliding doors, one of which is mirrored.

### BEDROOM 2 12' 2" x 6' 8" (3.71m x 2.03m)

Rear-facing window enjoying a pleasant outlook over the garden with an easterly aspect together with distant views of the North Downs, complemented by a double radiator and picture rail.

### BATHROOM 10' 9" x 9' 7" (3.27m x 2.92m)

Spacious bathroom fitted with a white suite complemented by chrome fittings and stylish blue

accents, comprising a low-level WC, wash hand basin, and panelled bath with Mira Elite electric shower. Additional features include a chrome heated towel rail, tiled splashbacks, wood effect vinyl flooring, airing cupboard housing the hot water cylinder, rear-facing window with an easterly aspect, and access to the roof space which has a large boarded attic space providing ample storage.

## OUTSIDE

To the front of the property, a paved pathway leads to the entrance door, bordered by an attractively planted garden with lavender bushes, enclosed by walled boundaries and a traditional cast iron gate.

The impressive rear garden extends to approximately 100ft in length and enjoys an easterly aspect. Immediately adjoining the house is a decked seating area and paved patio with plum slate detailing, leading onto a generous lawn with a paved pathway extending to the detached garage, measuring 28'2" x 9' (with power and manual up and over entry door), providing excellent parking and storage facilities. A rear pedestrian gate gives access to Warwick Place. The garden is beautifully stocked with a variety of mature trees and shrubs, including a willow tree and japonica, together with vegetable beds and soft fruit planting such as raspberries. Additional features include a pergola, outside tap, water butt, and fenced boundaries.



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