



Merton Road, Bearsted, Maidstone, Kent, ME15 8LL
Offers In Excess Of £280,000



****GUIDE PRICE £280,000 - £300,000**** This well-presented two bedroom mid-terrace house is located in the desirable area of Bearsted, close to local amenities and reputable schools, making it the perfect opportunity for first-time buyers looking to step onto the property ladder.

As you approach the property via the generous frontage, you are greeted by an inviting entrance hall. Inside, you'll find a spacious open-plan lounge/diner that leads to a well-appointed kitchen, creating an ideal space for family gatherings and entertaining.

On the first floor, the property boasts a generous principal bedroom and a good-sized second bedroom, both complimented by a family bathroom.

Externally, the property features a low-maintenance paved garden, as well as a garage en-bloc with a parking space to front. Tenure: Freehold. EPC rating: C. Council tax band: C



LOCATION

Madginford is served by a parade of shops, library and junior/primary school, as well as a convenient bus service to Maidstone town centre, just 3 miles away. The centre of the picturesque village of Bearsted is also close by, with an excellent choice of pubs, cafe's, restaurants, church, doctors surgery and London line station, whilst also offering easy motorway access.

ACCOMODATION

GROUND FLOOR:

Entrance hall

Lounge/diner

Kitchen

SECOND FLOOR:

Principal bedroom

Second bedroom

Bathroom

EXTERNALLY

Front garden

Rear garden

Garage en-block

VIEWING

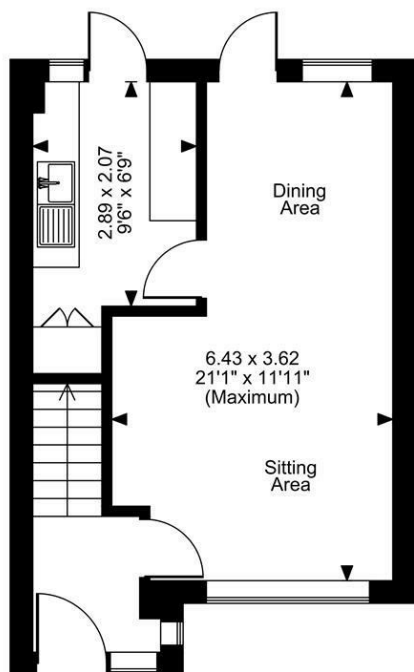
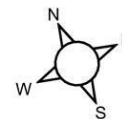
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

Energy Efficiency Rating

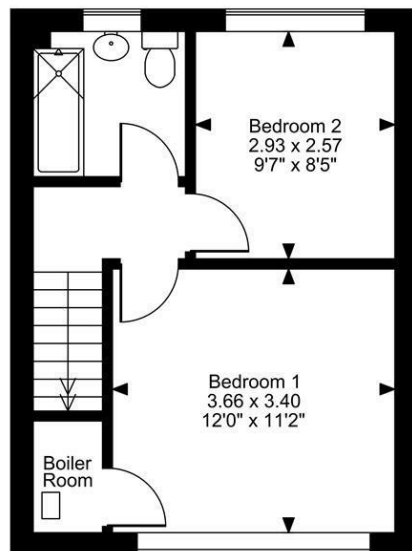
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		91
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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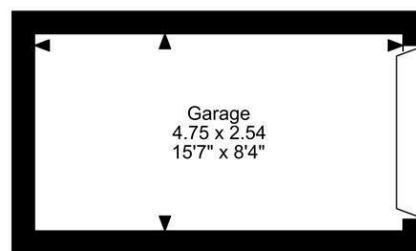
Merton Road, Bearsted, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 650 Sq Ft/60 Sq M
 Garage = 130 Sq Ft/12 Sq M
 Total = 780 Sq Ft/72 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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