



**Astley Terrace, Hastings Road, Maidstone, Kent, ME15 7BF**

**Price £300,000**



**\*\* A WELL-PRESENTED TWO BEDROOM TERRACED HOME WITH AN ALLOCATED PARKING SPACE LOCATED WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE \*\***

Page & Wells are delighted to bring to the market this rarely available two bedroom home, located in a sought after position, within close proximity of Mote Park and all local amenities. The property features a superb open plan lounge/kitchen/dining area. In addition, there is a useful WC on the ground floor. The first floor offers two bedrooms and a modern bathroom with both bath and shower. There is a pleasant low maintenance garden to the rear and an attached parking space located at the foot of the garden. In the agent's opinion, this property would make an ideal first time purchase or indeed buy-to-let investment. Contact PAGE & WELLS King Street Office 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: C.



## KEY FEATURES

- Two bedrooms
- Bathroom with both bath and shower
- Open plan ground floor living
- Downstairs cloakroom
- Attached parking space
- Sought after location

## ACCOMMODATION

### Ground Floor:

#### Entrance Hall

#### Cloakroom

#### Open Plan Lounge/Dining Room Opening to ...

#### Kitchen

### First Floor:

#### Bedroom One

#### Bedroom Two

#### Bathroom

## EXTERNALLY

There is a pleasant garden to the rear and an attached parking space.

## VIEWING

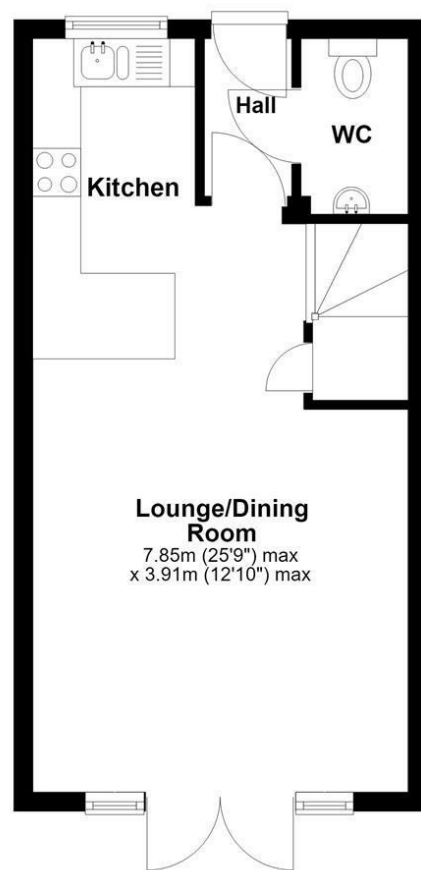
Viewing strictly by arrangement with the Agent's Head  
Office: 52-54 King Street, Maidstone, Kent ME14 1DB.  
Tel: 01622 756703.

## Energy Efficiency Rating

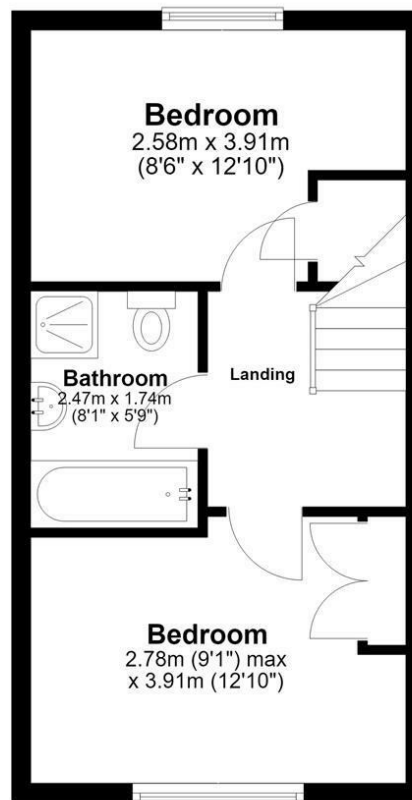
|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            | 77                         | 81                                                                                    |
| (55-68) <b>D</b>                            |                            |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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## Ground Floor



## First Floor



Total area: approx. 61.4 sq. metres (660.8 sq. feet)

