



**Bluebell Way, Allington, Maidstone, Kent, ME16 0ZU**

**Price £325,000**



**\*\* A BEAUTIFULLY PRESENTED MODERN END OF TERRACE PROPERTY SITUATED ON THIS MUCH SOUGHT-AFTER DEVELOPMENT IN ALLINGTON \*\***

Page & Wells are delighted to bring to the market this stunning two bedroom home with larger than average south-west facing rear garden. The open-plan ground floor accommodation features a full-length kitchen/reception room, rear lobby area and downstairs WC. On the first floor, there are two double bedrooms and a modern bathroom. There are two allocated parking spaces to the front and visitor parking close by. The property is well-placed for all local amenities, including excellent primary and secondary schools. In the agents' opinion, this property would make an ideal first time purchase. An internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: B. Council Tax Band: C.



### KEY FEATURES

- Two good sized bedrooms
- Two allocated parking spaces
- Open-plan kitchen/living room
- Downstairs WC
- Popular residential development
- Pleasant rear garden

### ACCOMMODATION

#### Ground Floor:

Entrance Hall

Open Plan Kitchen/Living Room

Rear Lobby

WC

#### First Floor:

Bedroom One

Bedroom Two

Bathroom

### EXTERNALLY

There are allocated parking facilities for two vehicles and a pleasant larger than average rear garden.


### AGENTS' NOTE

Annual service charge £555.24.

### 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>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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 2002/91/EC	

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