



Lancashire Road, Maidstone, Kent, ME15 7QD

Price £325,000



**\*\* A SPACIOUS AND WELL PRESENTED 3 BEDROOM END OF TERRACED FAMILY HOME SITUATED IN A POPULAR RESIDENTIAL LOCATION\*\***

Page & Wells are delighted to bring to the market this rarely available and freshly decorated 3 bedroom home with no forward chain implications. The ground floor features an entrance porch, spacious lounge, dining area, kitchen and lean-to/utility area. Whilst on the first floor will be found 3 bedrooms and a family bathroom. There is a driveway to the front providing off road parking facilities with further shared driveway providing access to a detached single garage. There is a good size garden to the rear. Internal viewing is highly recommended contact King street office 01622756703

EPC: C

Tenure: Freehold

Council Tax Band: C



### Key Features

- \* No forward chain
- \* Freshly decorated
- \* Newly laid floor coverings
- \* Off road parking
- \* Detached garage
- \* Good size garden to the rear

### Ground Floor

Lounge 17'10 x 11'6 (5.44m x 3.51m)

Kitchen 9' x 9' (2.74m x 2.74m)

Dining Area 8'5 x 5'8 (2.57m x 1.73m)

Lean To/Utility Area 7'11 x 4'1 (2.41m x 1.24m)

### First Floor

Bedroom One 11'8 x 11'7 (3.56m x 3.53m)

Bedroom Two 11'7 x 6' (3.53m x 1.83m)

Bedroom Three 11'7 x 5'9 (3.53m x 1.75m)

Family Bathroom


### Externally

There are off road parking facilities to the front and a shared drive way providing access to a single garage. There is a good size garden to the rear.

### Viewing

Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703  
Email [maidstone@page-wells.co.uk](mailto:maidstone@page-wells.co.uk)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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