



**Launder Way, Maidstone, Kent, ME15 6XY**

**Offers Over £240,000**



The property is situated in a very popular residential area on the southern outskirts of Maidstone. The immediate area has excellent local amenities including a Tesco Supermarket close by. The county town itself provides a wide range of shopping, educational and social facilities, together with two mainline stations. The house sits approximately 100 metres from the River Medway from where there are lovely walks both through to the town centre and up through the Medway Valley.

The property comprises a two-bedroom end of terrace family house with brick elevations under a tiled roof. The property benefits from gas fired central heating and double glazing. There are gardens to both front and rear with access through to an allocated parking area for two cars. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: C. Council Tax Band: C.



## ACCOMMODATION

### Ground Floor:

Entrance door to ...

### Entrance Porch

Further door to ...

### Lounge 14'7 x 11' (4.45m x 3.35m)

Open tread staircase to first floor. Double glazed window to front elevation. Door to ...

### Kitchen/Breakfast Room 11' x 7'7 (3.35m x 2.31m)

The kitchen area has a range of work surfaces with cupboards, drawers and space under. Inset single drainer sink unit with cupboard under. Free-standing oven and grill with 4-ring hob. Cupboard concealing Worcester gas fired boiler serving central heating and domestic hot water. Tiled flooring. Part tiled walls. Double glazed window to rear elevation. Door to garden.

### First Floor:

### Landing

Double glazed window to side elevation.

### Bedroom One 11'3 x 7'10 (3.43m x 2.39m)

Double glazed window to front elevation. Built-in wardrobe cupboard. Recessed storage area.

### Bedroom Two 7'11 x 6' (2.41m x 1.83m)

Double glazed window to rear elevation. Access to roof space.

### Bathroom

Panelled bath with mixer tap and shower. Low level WC. Pedestal wash hand basin. Tiled flooring. Part tiled walls. Mirror fronted medicine cabinet. Shelved storage cupboard. Double glazed window to rear elevation.

### EXTERNALLY


The FRONT GARDEN is open plan and laid to lawn. The REAR GARDEN is enclosed with lawned area and garden store. Side access leads through to a parking area where there are two allocated parking spaces.

### VIEWING

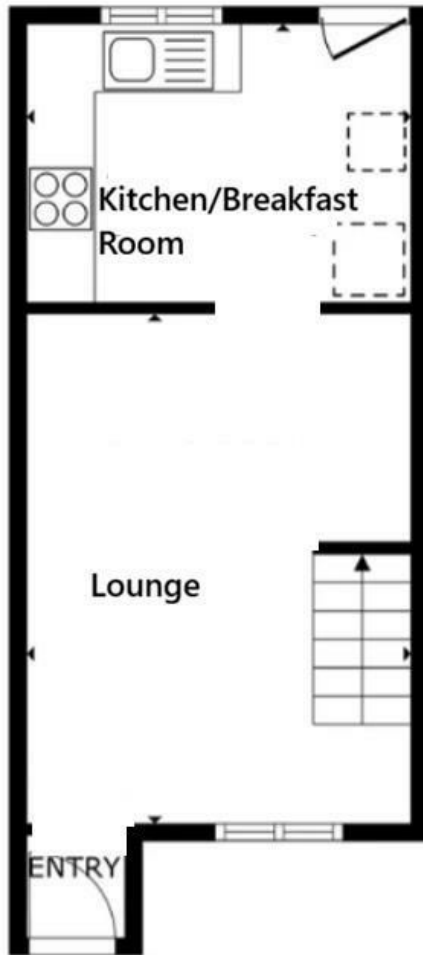
Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

### DIRECTIONS

Upon entering Maidstone on the A229 Loose Road, continue on into Sheals Crescent. Turn left into Old Tovil Road and proceed through towards Tovil. Turn right into Church Road and continue on into Lower Tovil where Launder Way will be found on the right hand side.

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>69</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	

Ground Floor



First Floor

