



36 Littlebourne Road
Maidstone
ME14 5QP

Guide Price £275,000 to £300,000

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Description

A fantastic opportunity to acquire this two-bedroom mid-terraced property in the highly sought-after Vinters Park area. The accommodation includes a spacious living room, a kitchen/diner opening onto a low-maintenance, south-facing rear garden, two double bedrooms, a family bathroom, and a garage en bloc. Offered with no forward chain, this is a property not to be missed.

Agents note: it is considered that the property would achieve £1300 as a monthly rental.

Location

Situated in this established and sought after position on the popular Vinters Park development with its good selection of local amenities including community centre, shops providing for everyday needs and the adjacent Vinters Valley Nature Reserve. Educationally the area is well served with the local Eastborough school catering for infants and juniors. Maidstone town centre is some one and a quarter miles distant and offers a more comprehensive selection of amenities including two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

C

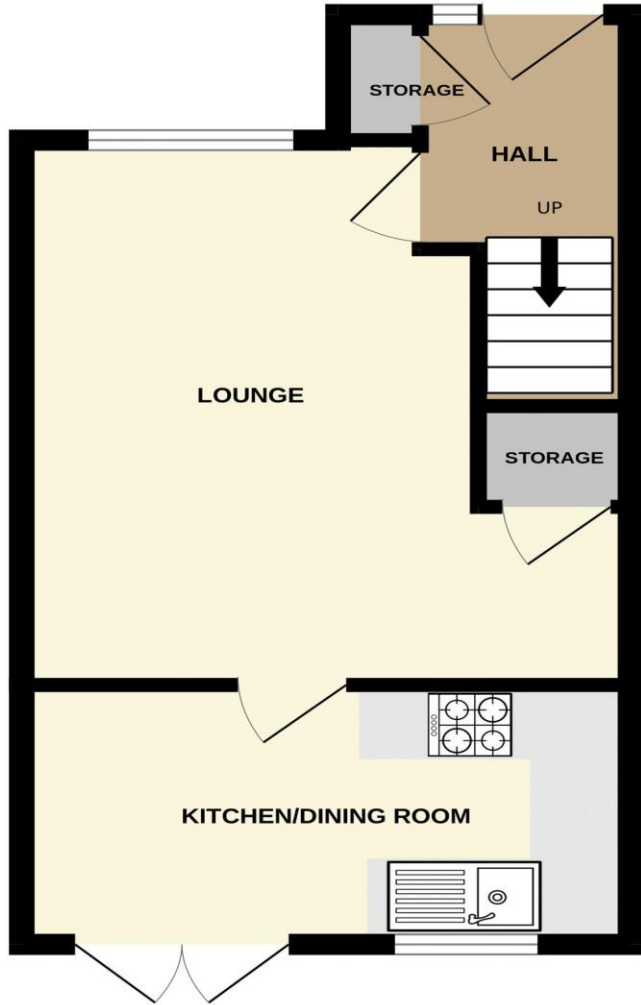
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

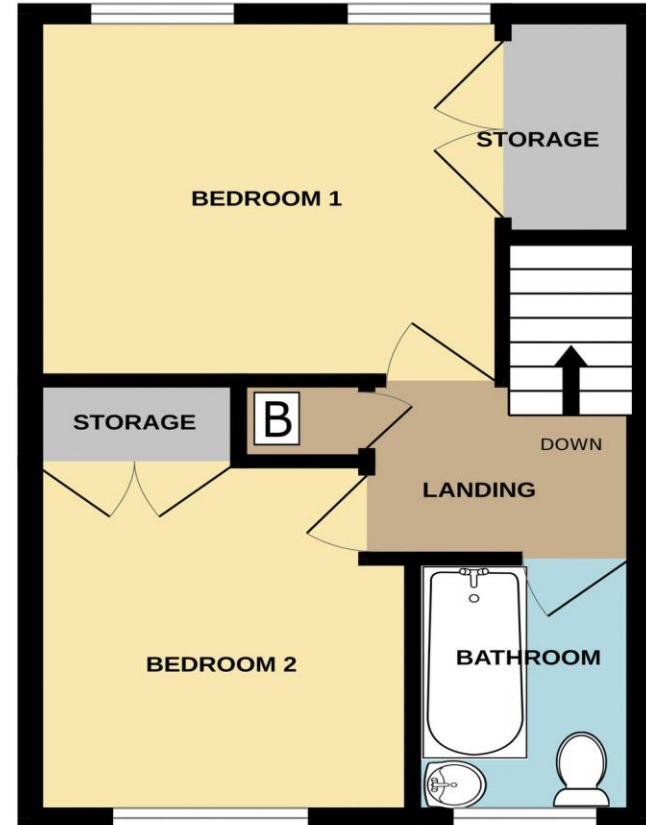


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE HALL

UPVC entrance door with glazed panels and a matching side window, wood-effect laminate flooring, radiator, and a staircase leading to the first floor with a timber handrail and integrated storage cupboard beneath.

LOUNGE 15' 3" x 10' 8" (widening to 14') (4.64m x 3.25m)

Front-facing window with fitted blinds, double radiator, and an understairs storage cupboard housing the consumer unit and service meters.

KITCHEN / DINING ROOM 7' 3" x 14' 0" (2.21m x 4.26m)

A well-appointed range of wall and base units with white door and drawer fronts, complemented by chrome fittings and coordinated work surfaces. Stainless steel one-and-a-half bowl sink with mixer tap and drainer, along with a freestanding Belling cooker featuring a four-burner gas hob, glass upstand, and extractor hood above. Window and double casement doors provide views over the south-facing rear garden. The kitchen also benefits from low-voltage recessed lighting and vinyl tile-effect flooring.

ON THE FIRST FLOOR

LANDING

Timber balustrade with newel post, built-in airing cupboard housing an Ideal combination boiler providing central heating and domestic hot water, and access to the loft space.

BEDROOM 1 10' 0" x 11' 0" (3.05m x 3.35m)

Two windows to front, built-in wardrobe cupboard and radiator.

BEDROOM 2 10' 3" x 9' 0" (3.12m x 2.74m)

Window to rear, southern aspect, radiator and built-in wardrobe cupboard.

BATHROOM

White suite with chrome fittings comprising a low-level WC, wash hand basin, and panelled bath with shower over and glass screen. Fully tiled walls with decorative mosaic panels, and a rear-facing window enjoying a southerly aspect.

OUTSIDE

South-facing rear garden featuring a paved patio area adjoining the house, a lawned section, and fully enclosed fencing. Rear pedestrian gate providing access to a garage en bloc with an up-and-over door.

Directions

From our Penenden Heath Office proceed in a easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turning first left into Hampton Road, first left again into Bonnington Road and first left again into Littlebourne Road. The property will be found at the end of the cul de sac.



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