



13 Albert Street
Maidstone
ME14 2RW
Price £250,000

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Description

An utterly charming mid-terraced ragstone Victorian townhouse, beautifully presented throughout and offering light and airy accommodation arranged over three floors, extending to approximately 750 sq ft. The impressive 90ft west-facing rear garden provides the perfect setting for long summer days and alfresco dining.

The accommodation comprises a cosy lounge with fireplace, a separate dining room, and a fitted kitchen complete with appliances including an induction hob, Neff hide-and-slide oven, fridge, and washing machine. There is also a dry-lined cellar room with a sub-floor window, offering a useful and highly adaptable additional space. To the first floor, there is a bathroom and two bedrooms.

This delightful home is ready to move into, tastefully decorated throughout, and further benefits from gas central heating and double glazing. Sold with no forward chain.

Location

The property is conveniently placed within half a mile of the centre of Maidstone with its excellent selection of amenities which include shopping facilities at The Mall and Fremlins Walk, Two museums, theatre, County library, multi-screen cinema and two railway stations connected to London (Maidstone East to Charing Cross within 56 minutes). The River Medway dissects the town and there are some attractive walks on the river bank together with The Millennium Park and amphitheatre. Educationally the area is well served with the local Northborough and St Pauls catering for infants and juniors with a wider selection of schools and colleges for older children in and around the town centre.

Council Tax Band

B

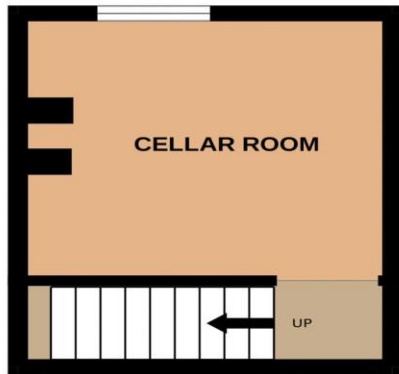
VIEWINGS STRICTLY BY APPOINTMENT

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

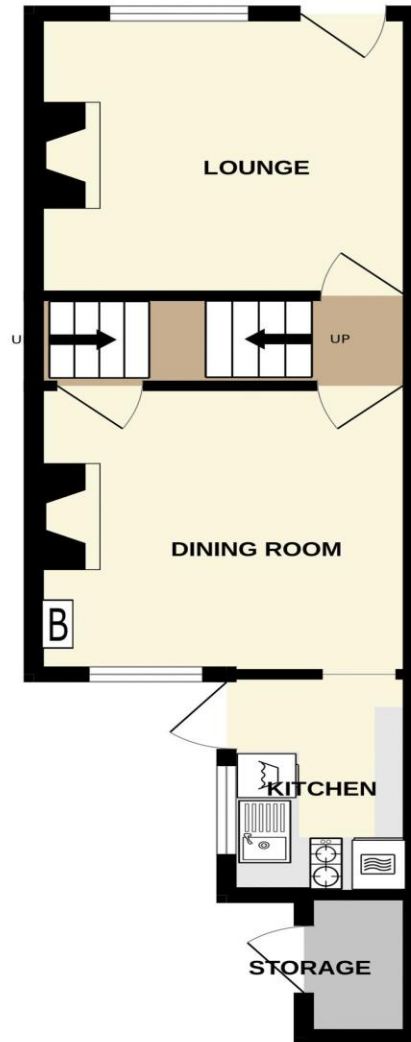


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BASEMENT
142 sq.ft. (13.2 sq.m.) approx.



GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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

LOUNGE 11' 1" x 10' 7" (3.38m x 3.22m)

A UPVC entrance door featuring a decorative stained-glass window pane, a charming exposed brick fireplace with a traditional arched opening and recessed blue stone hearth, creating a lovely focal point to the room and a leaded light window to the front with wood panelling beneath and a radiator.

DINING ROOM 11' 1" x 10' 10" (3.38m x 3.30m)

A further charming exposed brick fireplace with a traditional arched opening and recessed blue stone hearth creates an attractive focal point. To the rear, a leaded light window overlooks the garden with a western aspect, while a dado rail adds character to the room. There is also a wall-mounted Alpha combination boiler providing heating and domestic hot water throughout, and a door giving access to stairs leading down to the cellar.

KITCHEN 8' 3" x 5' 5" (2.51m x 1.65m)

Beautiful kitchen featuring wood-effect vinyl flooring and stylish metro tiled splashbacks. There is an excellent range of high and low-level units with beige high-gloss door and drawer fronts, complemented by a travertine-effect work surface. Integrated appliances include a Neff hide-and-slide oven, a two-burner Lamona induction hob with extractor hood above, a concealed fridge, and a Hotpoint washing machine. A stainless steel sink with mixer tap and drainer sits beneath a side window, while low-voltage recessed lighting enhances the space. A half-glazed casement door provides access to the garden, and there is a radiator.

ON THE LOWER GROUND FLOOR

CELLAR ROOM 11' 1" x 10' 0" (3.38m x 3.05m)

A useful and versatile room featuring wood laminate flooring and dry-lined walls. Wall-mounted cupboards discreetly house the service meters and consumer unit, and there is a sub-floor window to the front.

ON THE FIRST FLOOR

BEDROOM 1 11' 1" x 10' 5" (3.38m x 3.17m)

A leaded light window to the front allows natural light to fill the room. A cast iron fireplace with surround provides an attractive focal point, complemented by a radiator. There is also a built-in cupboard with hanging rail and access to the loft space.

BEDROOM 2 11' 0" x 7' 0" (max) (3.35m x 2.13m)

A window to the rear overlooks the garden, western aspect, and there is a radiator.

BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m)

Luxurious bathroom featuring a contemporary white suite with chrome fittings, including a low-level WC and a wash hand basin with mixer tap and a wall-mounted mirrored cabinet above. There is a P-shaped panelled bath with shower over and glass screen, complemented by marble-effect aqua boarding. A chromium-plated heated towel rail and grey wood-effect vinyl flooring complete the space. Window to the rear with a western aspect.

OUTSIDE

To the front of the property, there is a small garden accessed via a wooden gate with walled boundaries, a paved pathway leading to the entrance door, and a garden area screened by a mature jasmine hedge.

The west-facing rear garden extends to approximately 90ft and offers a wonderful outdoor space. A concrete patio sits adjacent to the house, leading onto a lawn bordered by mature trees and shrubs including Jasmine, Holly, Cotoneaster and Clematis. There is a further patio area with a pergola, ideal for alfresco dining, and an additional lawned section to the rear. The garden is fully enclosed with fenced boundaries and benefits from an outside tap, external lighting, and pedestrian right-of-way access gates.

Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, taking the sixth turning on the right hand side into John Street. At the end of the road turn left into Peel Street, then right into Arundel Street, take the 1st left into Perry Street and Albert Street will be found at the end of the road with the property being directly in front of you as you approach Albert Street, as indicated by our signboard.



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