



45 Randall Street  
Maidstone  
ME14 2TB

Guide Price £325,000 to £350,000

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## Description

A spacious Victorian townhouse arranged over four floors extending to 1400 sq ft, offering generous and versatile accommodation throughout. The property features two reception rooms, a kitchen and utility room, along with a useful cellar room to the lower ground floor. To the first floor are two well-proportioned double bedrooms and a shower room, while the second floor provides two further double bedrooms. Externally, there is a garden to enjoy.

The property offers excellent commercial potential, having previously been used as a House of Multiple Occupation. Alternatively, it could be reconfigured into one impressive and generously proportioned family home, ideal for discerning buyers. HMOs of this nature typically achieve yields in the region of 12% to 15%, while an assured shorthold tenancy is expected to generate approximately £1,600 per calendar month.

Offering fantastic scope and potential, the property is ideally situated close to the town centre with excellent transport links and well-regarded schools nearby. Available with no forward chain.

## Location

The property is within a quarter of a mile of the Town Centre, with its excellent facilities which include Maidstone East railway station (London Bridge 56 minutes), wide selection of schools in and around the Town Centre for all age groups, two museums, a theatre, county library. Within half a mile is Mote Park with its 450 acres, boating lake, leisure centre and swimming pool. 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

D

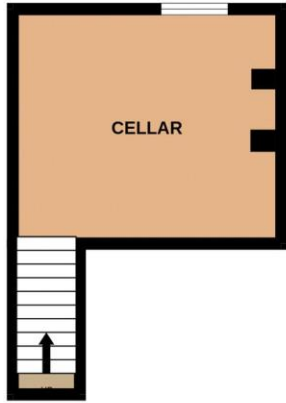
## VIEWINGS STRICTLY BY APPOINTMENT

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

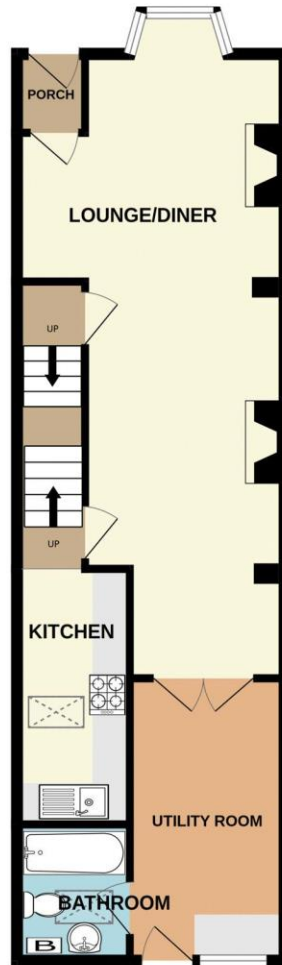


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**BASEMENT**  
171 sq.ft. (15.9 sq.m.) approx.



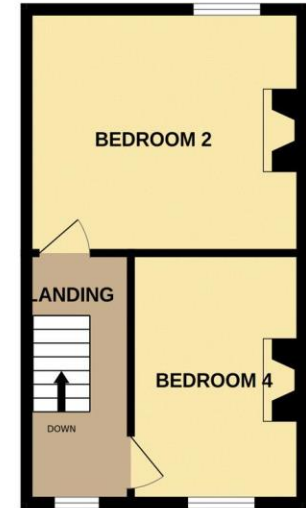
**GROUND FLOOR**  
570 sq.ft. (52.9 sq.m.) approx.



**1ST FLOOR**  
344 sq.ft. (32.0 sq.m.) approx.



**2ND FLOOR**  
311 sq.ft. (28.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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 PORCH

Timber entrance door with glazed panel, opening into a glazed wooden door leading to:

**LOUNGE / DINING ROOM** 30' 0" (max) x 13' 9" (narrowing to 10'6" in dining area) (9.14m x 4.19m)

Decorative cast iron fireplace with raised basket and wooden surround, two wall light points, bay window to the front, and a double radiator. The space opens into the dining area, featuring an exposed brick fireplace with flagstone hearth and an additional radiator, along with doors leading to the first floor and the kitchen. Double doors open to:

**UTILITY** 13' 6" x 8' 0" (4.11m x 2.44m)

Polycarbonate roof, single half-glazed door opening onto the rear garden, plumbing for a washing machine, space for a tumble dryer, vinyl flooring, and a door leading to:

**BATHROOM** 6' 7" x 5' 9" (2.01m x 1.75m)

White suite with chrome fittings comprising a low-level WC, wash hand basin with mixer tap, and a panelled bath with shower over. Velux window, vinyl flooring, half-tiled walls with splashbacks, and a wall-mounted Main Eco Compact boiler.

**KITCHEN** 12' 4" x 6' 3" (3.76m x 1.90m)

A range of high and low-level units with wood-effect doors and drawer fronts, complemented by acrylic work surfaces. Stainless steel sink with mixer tap and drainer, Zanussi oven with four-burner electric hob and extractor hood over, tiled splashbacks, vinyl flooring, and a radiator.

## ON THE LOWER GROUND FLOOR

**CELLAR ROOM** 13' 3" x 11' 3" (4.04m x 3.43m)

Radiator, service meters, consumer unit, and access to electricity, lighting, and power points.

## ON THE FIRST FLOOR

### LANDING

Staircase to second floor.

**BEDROOM 1** 13' 9" x 11' 9" (4.19m x 3.58m)

Window to the front, radiator, cast iron register fireplace with raised basket and wooden surround, wood effect laminate flooring, and a picture rail.

**BEDROOM 3** 11' 8" x 8' 6" (3.55m x 2.59m)

Window to the rear, radiator, wood-effect laminate flooring, and a cast iron register fireplace with raised basket and wooden surround.

### SHOWER ROOM

White suite with chrome fittings comprising a low-level WC, wash hand basin with mixer tap, and a step-in shower cubicle with Triton electric shower and glass door. Window to the rear, vinyl flooring, and fully tiled walls with splashbacks.

## ON THE SECOND FLOOR

### LANDING

Window to rear.

**BEDROOM 2** 13' 9" x 11' 8" (4.19m x 3.55m)

Window to the front, radiator, cast iron register fireplace with raised basket and wooden surround, and access to the roof space. The loft is boarded with dry lined and plastered walls and has Velux windows to the front and rear.

**BEDROOM 4** 12' 0" x 8' 5" (3.65m x 2.56m)

Window to the rear, radiator, cast iron register fireplace with wooden surround, and wood-effect laminate flooring.

## OUTSIDE

The front of the property comprises a small courtyard with quarry-tiled flooring, dwarf wall boundaries, and mature planted herbs, with three steps leading up to the entrance. The rear garden extends to approximately 40ft in length and features a concrete hardstanding patio area adjacent to the house, an implement store to the rear, fully fenced boundaries, and rear pedestrian access.

## Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, after approximately 3/4's of a mile and at the traffic lights, turn right at the prison wall onto Lower Boxley Road, at the mini roundabout take the 2nd exit into Fisher Street and Randall Street will be found first turning on the left, the property being on the right hand side as indicated by our signboard.



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