



Waterlow Road, Maidstone, , ME14 2TP  
Offers In Excess Of £240,000



The property is situated in a quiet popular residential road on the northern outskirts of Maidstone. Positioned between Penenden Heath and Maidstone, the area has good local amenities with the county town itself providing a wide range of shopping, educational and social facilities. There is convenient access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a picturesque older style terraced house enjoying brick and ragstone elevations under a tiled roof. The property requires some refurbishment but offers considerable character. **NO FORWARD CHAIN.** An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: Awaited. Council Tax Band: B.



## ACCOMMODATION

### Ground Floor:

Entrance door to ...

### Living Room 12'1 x 9'11 (3.68m x 3.02m)

Double glazed window to front elevation. Gas fire. Door to ...

### Inner Hall

Staircase to first floor.

### Dining Room 12'2 x 10'3 (3.71m x 3.12m)

Double glazed window to rear elevation. Gas fire. Door to Cellar. Door to ...

### Kitchen 8'9 x 6'2 (2.67m x 1.88m)

Stainless steel sink unit with side drainer and cupboard under. Worktop with cupboards and drawers beneath. Part glazed door to covered way. Door to ...

### Bathroom

Panelled bath with Aquatronic shower. Pedestal wash hand basin. Low level WC. Double glazed window to rear elevation.

### Cellar 23'1 x 11'8 (7.04m x 3.56m)

Divided into two chambers with central staircase and offering good ceiling height. Gas and electric meters.

### First Floor:

### Bedroom One 12'1 x 10'2 (3.68m x 3.10m)

Double glazed window to rear elevation. Built-in cupboard.

### Bedroom Two 12'2 x 10' (3.71m x 3.05m)

Double glazed window to front elevation. Built-in cupboard providing access to the loft space.

## EXTERNALLY

A small area of garden to the front. A small area of garden to the rear of the property which has been fenced and enclosed with an area of paved terracing and rear pedestrian access. Outside tap.

## VIEWING

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

## DIRECTIONS

Leave Maidstone on the A249 Sittingbourne Road. At the traffic lights, turn left into Holland Road. Continue on before turning right into Boxley Road. Continue up Boxley Road for a short distance, before turning right into Waterlow Road where the property 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>		
(69-80) <b>C</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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AWAITING  
FLOOR PLAN

