



London Road, Maidstone, Kent, ME16 0HF

Guide Price £350,000 - £375,000



**** GUIDE PRICE: £350,000 - £375,000 ** A 3 BEDROOM COX STYLE SEMI-DETACHED FAMILY HOME IN NEED OF MODERNISATION, SITUATED ON THE ALLINGTON/MAIDSTONE BORDERS. ****

Page & Wells are delighted to bring to the market this rarely available 3 bedroom home which offers huge potential and has no onward chain implications. The ground floor accommodation features an entrance hall, spacious sitting room, separate dining room, bedroom 3/ study, en-suite toilet, bathroom and kitchen. Whilst on the first floor you will find 2 double bedrooms. Externally there is a driveway providing off-road parking and a long established rear garden. Like many of the other properties in the neighbourhood, there is ample scope to add a significant extension, subject to the usual planning consents being obtained. Modernisation is required throughout, however, we feel this has been accounted for within the most realistic asking price.

Contact Page & Wells King Street office 01622756703

EPC: D

Tenure: Freehold

Council Tax Band: D



Key Features

- * NO FORWARD CHAIN
- * Modernisation required
- * 3 Bedrooms
- * 2 Reception Rooms
- * En-suite toilet
- * Long established rear garden
- * Driveway
- * Popular Allington area
- * Close to amenities

Ground Floor:

Entrance Hall

Bathroom

Lounge 14'1 x 11'9 (4.29m x 3.58m)

Dining Room 13'4 x 12'4 (4.06m x 3.76m)

Kitchen 10'3 x 7 (3.12m x 2.13m)

Bedroom Three/Study 10'6 x 7'7 (3.20m x 2.31m)

En-suite Toilet

First Floor:

Bedroom One 14'2 x 11'9 (4.32m x 3.58m)

Bedroom Two 11'10 x 9'1 (3.61m x 2.77m)

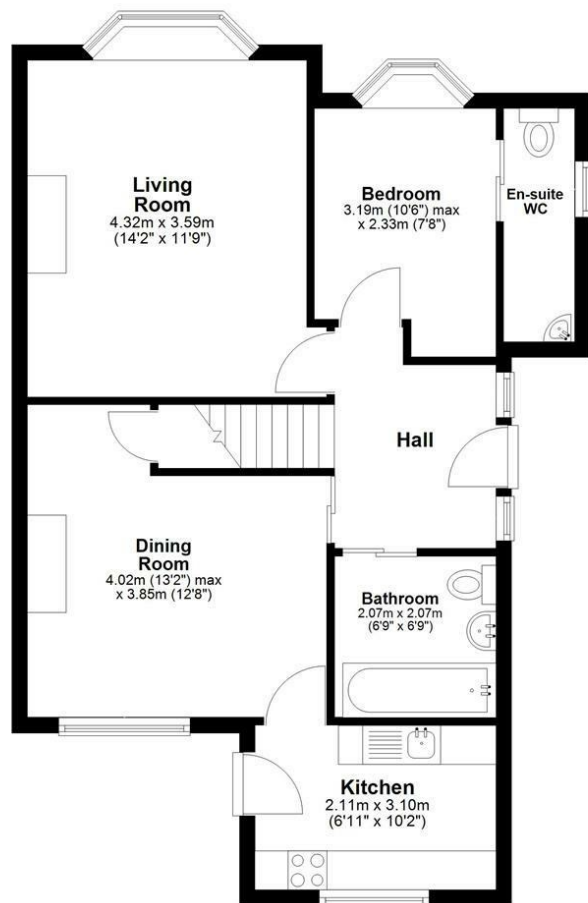
Externally:

There is a driveway to the front providing off-road parking facilities. There is a large garden to the rear which offers huge potential.

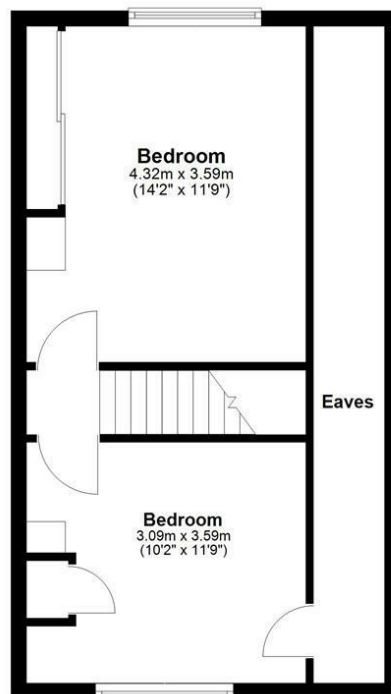
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 89.8 sq. metres (967.1 sq. feet)

