



**Cromwell Road, Maidstone, Kent, ME14 1EX**

**Guide Price £400,000 - £425,000**





**\*\* GUIDE PRICE: £400,000 - £425,000 \*\* A SUBSTANTIAL FOUR BEDROOM SEMI-DETACHED FAMILY HOME IN NEED OF MODERNISATION SITUATED WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE \*\***

Page & Wells are delighted to bring to market this rarely available older style family home. The ground floor accommodation features two large reception rooms, kitchen, utility room and WC. There is a useful cellar on the lower ground floor. The first floor consists of three bedrooms and a bathroom, whilst there is a further bedroom on the second floor. There are gardens to the front, rear and side, together with a garage and a space in front of the garage to park one vehicle. The property is considered to be in need of modernisation throughout, however, we feel that this has been accounted for within the most realistic asking price. There are no forward chain implications. An internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



## LOCATION

Situated within walking distance of Maidstone town centre.

## KEY FEATURES

- Four bedrooms
- Two large reception rooms
- Kitchen and utility room
- Downstairs cloakroom
- Useful cellar
- Garage
- Gardens to front, rear and side
- No forward chain

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Downstairs Cloakroom

Lounge

Dining Room

Kitchen

Pantry/Utility

Cloakroom/Utility

### Lower Ground Floor:

Cellar

### First Floor:

Cloakroom

Bedroom

Bedroom

Bedroom

Bathroom

### Second Floor:

Bedroom

## EXTERNALLY

There are gardens to front, rear and side, and a single garage to the rear. There is space to the front for a small vehicle to park.

## VIEWING

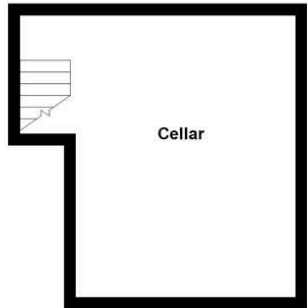
Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB.  
Tel: 01622 756703.

## Energy Efficiency Rating

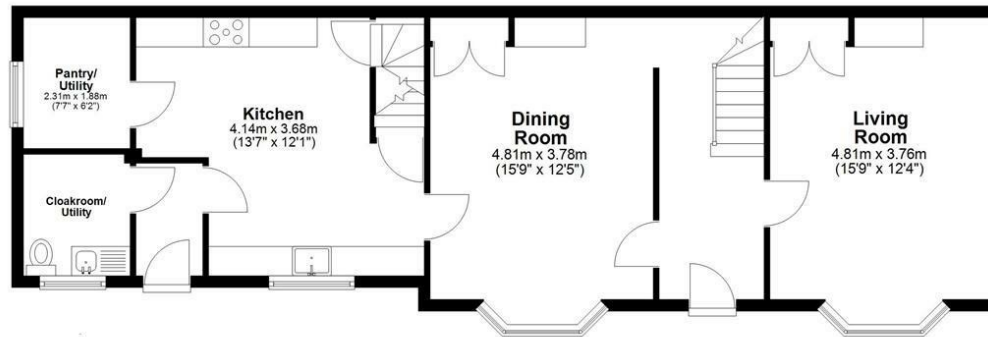
|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>83</b>                                                                           |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>55</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



Cellar



Ground Floor



First Floor



Second Floor

